

PLANNING COMMISSION MINUTES

June 9, 2016

The Ephrata Planning Commission, Grant County, Washington met on June 9, 2016. The meeting was called to order in council chambers at 7:00 p.m. by Chairman Joe Dennis.

Members present: Chairman Joe Dennis, members, Jo Maedke, Don Guillemette, David Spencer and Tom Moncrief.

Staff present: Ron Sell, Community Development Director; Bill Sangster, Public Works Director ; Anna Franz, City Attorney; Stacy Hooper, Secretary

Approval of Commission Minutes: Motion to approve the minutes of May 12, 2016 motion to approve; **Don Guillemette**, Motion Second; **Tom Moncrief**, motion carried.

Additions and/or revisions to Published Agenda: No additions or revisions to Published agenda, no new correspondence.

Ron Sell provided a copy of the Ephrata Wetland Area Designations Map, City of Ephrata Frequently Flooded Areas Map and City of Ephrata Aquifer Recharge Areas Map. **Ron Sell** has ordered other maps, has not received yet, and is still working on soils map and slope map.

Review and discussion Chapter 20.08, Protection and Development Regulations of Critical Areas and Resource Lands ordinance:

Joe Dennis asks what do we really need to do on this, is it just standard adoption of what the Federal government already has. **Ron Sell** agrees for the most part it is similar to what we already have in place. There is one section that is optional. *Cultural Resource Areas*. We do not have this in place. **Joe Dennis** asks what happens if we include or exclude this portion. **Ron Sell** explains that this section is somewhat open to interpretation. The Cultural Resource section gives us a better standing of the procedures if there are cultural resources found. **Ron Sell** recommends waiting until the additional maps come in to see how it effects the City. **Joe Dennis** asks if we don't adopt this how would it effect development, **Ron Sell** explains the federal guidelines would still need to be followed. **Discussion Ensues**

Don Guillemette asks if the Frequent Flood areas are still mandated by FEMA? **Ron Sell** answers yes and by building code. **Discussion Ensues.**

The Ephrata flood area is basically from the Rail Road Track to the Canal and from Dk's drive in to Best Western. **Discussion Ensues**

Ron Sell asks then when Planning Commissioners read through the document are there things that were eye catching. **Ron Sell** expresses that this document is much more defined, the guidelines are easier to understand. **Joe Dennis** states from what he read this document lays out a blue print of what needs to be done. **Discussion Ensues.**

Ron Sell explains that a lot of what is being done is important and is mandated by the Growth management act, we have very little impact on most of these with the exception of the flood zone. **Joe Dennis** questions mining. **Discussion Ensues**

Joe Dennis states what he has read he sees no changes and asks what next step is. **Ron Sell** feels the document is pretty complete and is in line with what the County uses. He is just looking for input on items that we might be going overboard on or where we should have additional standards. **Ron Sell** recommends waiting on review of the Cultural Resource Section and the Priority Habitat Species until the maps come in as he is not sure what is out there and on the list any longer. **Joe Dennis** asks what kind of species would be out there and of concern. **Ron Sells**, he is not sure of what is in this region, maybe burrowing owls, it is hard to say without the maps. **Discussion Ensues.**

David Spencer asks under 20.08 (C) page 25 who determines who the "Professional" is. **Ron Sell** and **Anna Franz** explain that in earlier definitions the type of professionals and qualifications are needed. **Discussion Ensues**

Joe Dennis would like to settle on what we have in this document and when the rest of the maps come in Planning Commissioners can review the rest. **Joe Dennis** is agreeable to what is in front of Planning Commissioners.

Joe Dennis asks if there are any other issues.

Anna Franz asks where we are in the review process, **Ron Sell**, the first July meeting we could possibly be looking at a public hearing for Chapter 19 and Chapter 20. Possibly in July and or in August.

Joe Dennis asks if we have an agenda for June 23, 2016 meeting. The next meeting date is up in the air, depending on when the maps come in.

Ron Sell will put the maps on line and will look at user names and passwords for Planning Commissioners emails for Chrome Books

Next meeting June 23, 2016.

Joe Dennis Adjourns meeting at 7:27 pm.



Joe Dennis, Planning Commission Chairman

Attest: 

Stacy Hooper, Secretary