

PLANNING COMMISSION MINUTES

August 11, 2016

The Ephrata Planning Commission, Grant County, Washington met on August 11, 2016. The meeting was called to order in council chambers at 7:00 p.m. by Chairman Joe Dennis.

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

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

Approval of Commission Minutes: Motion to approve the minutes of July 14, 2016 by Don Guillemette, Tom Moncrief second, motion carried.

Additions and/or revisions to Published Agenda: No additions or revisions.

Correspondence: No new correspondence added to the Public Hearing documents

Public Hearing Opens at 7:02 - No Public Present

Joe Dennis asks for Staff Report:

Ron Sell reviews: Updates to Ephrata Municipal Code Chapters;

18.04 Lot Line Adjustments: (Section 900) Added section asking for Lot Line application, and specified where to look for fee amounts in the Ephrata Municipal Code.

18.29 Design Standards: Basic clarifications, added numbers to go with written numbers

18.33 Improvements:, Clarifications and grammar updates, added definitions including complete streets and added complete streets section.

18.36 Reimbursement for Utility Installations: Grammar changes

18.55 Segregation for Conveyance Plats: Removed this section, conflicts with current planning standards and state regulations.

20.04 Environmental Policy Act : Added sections that were updated over the years in the RCW's and the Washington Administrative code sections; big change was changing the responsible official from Public Works Director to the Planning/Community Development Director, updated definition section, clarified code references to RCW's and WAC's.

21.02 Street and Utility Construction Permits: Added section where we adopt by reference the current street utility and construction standards, a document that was adopted elsewhere. We change to the two year maintenance bond once City has accepted the subdivision improvements and clarifications to already adopted standards.

Ron Sell asks if anyone would like to walk through each section separately, **Joe Dennis** states that has already been done, does anyone have questions. **Don Guillemette** questions the wording of **18.29.380** and **18.33.090**, **Ron Sell** will fix and have the corrections on the resolution for the next meeting.

Joe Dennis asks each Planning Commission Member the following:

- 1) Have you had any contact, including through written or other media, with any interested parties to this matter? If "yes", please disclose the nature and substance of the contact. Each member replied "NO"
- 2) Do you have a financial, material, or personal interest in this matter? Each member replied "NO"
- 3) Can you render fair and impartial judgment, without undue or improper influence, over this matter? All members replied "YES"
- 4) Does any member of the Public or Commission have a specific objection to any member of the Commission hearing this matter? Each member replied "NO"

No public in attendance, nothing more for Public Hearing.

Public Hearing Closed 7:10 pm.

Joe Dennis asks if we will have a second meeting in August. **Ron Sell** yes, he will add the Marijuana Ordinance Resolution to the next meeting. **Discussion Ensues** regarding Critical Areas Ordinance Section.

Joe Dennis will leave it up to **Ron Sell** as to what will be on the agenda for the next meeting.

Next meeting tentatively scheduled for August 25, 2016.

Joe Dennis Adjourns meeting at 7:10 pm.



Joe Dennis, Planning Commission Chairman

Attest: 

Stacy Hooper, Secretary

