

PLANNING COMMISSION MINUTES

December 8, 2016

The Ephrata Planning Commission, Grant County, Washington met on December 8, 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, and David Spencer, Tom Moncrief Excused Absence

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 August 25, 2016 by **Don Guillemette**, Motion Second **Jo Maedke**, motion carried.

Correspondence: Nothing added

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

Joe Dennis asks for a report on the updates to the Ephrata Comprehensive Plan, Capital Facilities Element. **Ron Sell** reports, items from Water Comp. Plans is being added, things are getting brought up to date. **Ron Sell** is still waiting for sewer plan updates. Will work on full Comp. Plan next. On page 25, there is a listing of different projects, if the project has not been done prior to 2016 and is still on list it was left on the list with new items added. The projects go out to 2018. **Ron Sell** reminds Planning Commissioners that this is still at the work study stage. Once Planning Commission is ok with the changes the process will continue and the documents will go to hearing and council. In the past this has been reviewed on a as needed basis, but will now be done annually. Will start reviewing in January of each year. **Joe Dennis** asks if Planning Commission will be involved in the street improvement project process, **Bill Sangster** said he can start adding the items to Planning Commissions agenda. **Don Guillemette** asks if PUD handles street lights, **Ron Sell** explains that the City does pay Utilities on street lights.

Discussion ensues regarding gravel road paving.

Joe Dennis questions the 1st Avenue project, **Bill Sangster** explains the project. The project is on the plan a few different times, the actual project should be taking place in 2018, **Bill Sangster** to fix this. Discussion ensues.

Don Guillemette asks, when highway 28 is chipped, can the chips be recycled to pave the gravel roads. **Bill Sangster** explains the reasons why this cannot be done, Discussion Ensues.

Joe Dennis asks **Ron Sell** what he would like done tonight, **Ron Sell** answers, if you had a chance to look at this, he asks if he is moving in the right direction, are there any modification, if non he can move forward to the next process.

Dave Spencer asks if there is really asbestos ~~pipes in wells~~ distribution lines. Discussion Ensues.

Joe Dennis asks if there is anything else to add to the Capital Faculties Element. **Bill Sangster** asks if there is anything anyone wants built. **Joe Dennis** states anything on the list would be good.

Discussion ensues regarding the street improvement projects, clarifying the locations of some of the projects by Wal-Mart and along Dodson, connecting with Highway 282.

Dave Spencer asks if there has been any further discussion of the State putting in a Round-About by Wal-Mart, discussion ensues.

Discussion of Capital Facilities Element concluded.

Discussion on Community Street and Utility Standards opens. **Ron Sell** explains that again, making the document consistent and cleaning it up.

Bill Sangster opens discussion regarding Bomanite paving on page 8. Discussion Ensues.

Discussion open regarding trees, planters and street lights along the downtown sidewalks. **Ron Sell** mentions that on page 28, 5-06.3(5) Temporary Patches, the time that patches were to be placed has increased from 10 calendar days to 30 calendar days, this allows asphalt companies to come less often, cover more ground and is less expensive.

5-06.3(5) b -6-sack commercial grade has been added. **Joe Dennis** asks if this is standard, **Ron Sell** answers yes.

Page 41, the paragraph regarding hydrant flow testing has been added. Discussion ensues regarding the color codes for the hydrants.

Page 44, the Sewer Main acceptance paragraph has been added. Discussion ensues.

Ron Sell explains the verbiage valve boxes and meter boxes, discussion ensues.

Jo Maedke opens discussion on grooming requirements, discussion ensues.

Discussion of table A-1 opens, **Ron Sell** explains the table, **Bill Sangster** explains reasons for the changes, discussion ensues.

Bill Sangster asks if Jo Maedke wants to discuss table A-7, discussion ensues.

No changes to irrigation section.

Changes to Community Street and Utility Standards have been agreed upon, **Ron Sell** will move this document on to the next step.

The next Planning Commission meeting will be in January 2017.

Joe Dennis Adjourns meeting at 8:00 pm.



Joe Dennis, Planning Commission Chairman

Attest: _____
Stacy Hooper, Secretary