PLANNING COMMISSION MINUTES

February 23,2017

The Ephrata Planning Commission, Grant County, Washington met on February 23, 2017. 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,

Tom Moncrief and David Spencer

Staff present: Ron Sell, Community Development Director; Bill Sangster, Public

Works Director; Anna Franz, City Attorney; Stacy Hooper,

Secretary

Approval of Commission Minutes: (**Dave Spencer** asks to change a portion in the December 8th minutes, from pipes in wells to distribution lines, correction made) Motion to approve the minutes of December 8, 2016 by **Dave Spencer**, 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 Anna Franz if we need to do the normal procedure for the public hearings and can we open the two at the same time? Anna Franz states we do not need to do the appreance of fairness by doing the conflict check, we only need to open the Public Hearing, do the staff report and hear the public, however, each hearing will need to be done separate.

Joe Dennis opens Public Hearing at 7:02 pm on February 23, 2017 - Update to the Ephrata Comprehensive Plan, Capital Facilities Element.

Ron Sell gives brief staff report. This should typically be yearly, this has been brought forward in previous study sessions, Don Guillemette found some typing and grammar errors and presented to Ron Sell prior to the meeting. There has been no appeals and no comments from other agencies, staff recommendation is to approve.

Dave Spencer: Page 17 of the Capital Facilities Element-Cable Television- how can the community get the Cable Television Companies to do what they promise they will do?

Anna Franz explains this is part of a franchise ordinance she would have to review that, it will probably be an issue of resources. **Discussion Ensues**

Anna Franz a cable franchise is not an exclusive franchise agreement, anyone can come in and apply for a franchise agreement, this is a natural monopoly not a regulatory monopoly.

Dave Spencer questions the projected population, **Ron Sell** explains this portion has not been updated as of yet, as we are coming up on the 10 year update, he will be getting to that by 2018.

No questions or comments, public hearing on Update to the Ephrata Comprehensive Plan, Capital Facilities Element closed at 7:12 pm.

Entertain Motion to accept by **Joe Dennis** motion moved by **Don Guillemette**, second by **Dave Spencer**.

Ron Sell to bring resolution to next meeting.

Joe Dennis opens Public Hearing for Updates to City's Community Street and Utility Standards at 7:13 pm.

Ron Sell gives brief staff report, no public comments and no agency comments received. Staff recommendation is to approve.

Don Guillemette prior to meeting presented typing and grammar inconstancies to **Ron Sell.**

Joe Dennis asks Don Guillemette if he is satisfied with his conversation with Ron Sell prior to the meeting, Don Guillemette has a few questions for Bill Sangster.

Pages 28-29 of the Community Street and Utility Standards, 5-06.3(2) Grade tolerance, and 5-06.3(5)A Temporary patches B Cold Plant Mix asphalt. Don Guillemette questions the thickness difference. Bill Sangster explains it is the difference between temporary patches and permanent patches, and hot and cold mix. Discussion Ensues.

Don Guillemette - Pages 30-31 of the Community Street and Utility Standards 5-07.3(2) Unpaved Surfaces and Paved Surfaces- Circle and Square inconsistencies, Discussion Ensues.

Don Guillemette - Page 32 of the Community Street and Utility Standards, 7.04.2 Materials, the contractor shall use ductile iron pipe, wording changed from "less than thirty-six" to "not more than thirty-six"

Don Guillemette - Page 40 of the Community Street and Utility Standards, last paragraph starting with Prior to acceptance, has been deleted, this paragraph is on page 44 of document.

Dave Spencer, page 44 7-17.3, are we still putting iron pipes in the ground. **Discussion Ensues.**

Page 53 19-05.15(1) Manhole Ring and Cover Manufacturer - only one listed is D&L Foundry, later wording states or meets standards. Discussion Ensues. Don Guillemette suggests adding name of another foundry or acceptable by City Standards. Acceptable by City Standards will be added. Discussion Ensues

Public Hearing on Community Street and Utility Standards Closes at 7:25 pm.

Don Guillemette makes motion to approve, Tom Moncreif seconds, motion approved.

Joe Dennis opens discussion on Six Year Street Improvement Plan Review.

Bill Sangster explains the list in front of Planning Commission is what is left from last year. Suggestions and ideas of projects that the community would like considered are now being accepted.

Joe Dennis asks if this is open ended, can there be any amount of projects on the list. Bill Sangster answers yes. What is really taken seriously are the ones that are eligible for funding.

Jo Maedke asks **Bill Sangster** if he needs to add a few of school projects to the list. **Bill Sangster** confirms the Flashing Beacon project needs to be added and 1st Ave NW needs to be added.

Joe Dennis asks if council needs to hold a hearing; Ron Sell this will go to the next council meeting.

Joe Dennis asks that if in the future Planning Commissioners can have a little more time to review the street projects. Ron Sell explains that this is now going to be done yearly and will go out for review during the summer months prior to the next year's budget discussions.

Joe Dennis asks if we need to have Public Hearing on this, Ron Sell and Bill Sangster state that Council will have the hearing, Bill Sangster will add Jo Maedke's projects to the list and submit to council prior to council meeting.

Joe Dennis asks for any other suggestions for projects to be added.

Bill Sangster states, in the future months, if Planning Commissioners think of a project that should be added to the street plan, please give him a call.

Joe Dennis brings up concerns of school zone at St. Rose and the lack of school zone going down the hill towards the Middle School. Discussion Ensues.

The next Planning Commission meeting will be in March 9, 2017.

Joe Dennis Adjourns meeting at 7:43 pm.

Joe Dennis, Planning Commission Chairman

Attest: Stumptoper
Stacy Hooper, Secretary