

PLANNING COMMISSION MINUTES

Date: October 12, 2017

The Ephrata Planning Commission, Grant County, Washington met on October 12, 2017. The meeting was called to order in Council Chambers at 7:00 p.m. by Chairman Joe Dennis. Roll was taken. Members present Jo Maedke, Don Guillemette, David Spencer and Tom Moncrief.

Staff present: Ron Sell, Community Development Director; Anna Franz, City Attorney; Stacy Hooper, Secretary.

The commission reviewed the minutes of September 28, 2017 meeting. Minutes were approved with two minor changes. (m/s David Spencer/Jo Maedke). Motion carried.

Correspondence: Dusty Jones added one document.

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

Business:

- 1) Public Hearing – Parkside Estates Phase 1 Preliminary Plat and Planned Unit Development major modification to approved development.

Joe Dennis opens Public Hearing at 7:04 p.m.:

Public Present: Dusty Jones and Kaylene Bair

Ron Sell presents Staff Report. Nothing additional from last public hearing. Joe Dennis asks for Public Comments.

Discussion: Dusty Jones, 1003 N Elliot, North Wenatchee – Discussions: proposal from last meeting. Mr. Jones understands that the open space belongs to ALL homeowners of the development, and that the previous proposal only benefits the adjoining lots. Mr. Jones discusses his hand out. Currently the open space is Sage Brush and Rocks, Mr. Jones asks if this qualifies as open space, if so, they would like to keep the open space as is. Other options for lot 41 were discussed.

Joe Dennis asks Ron Sell if we allow to leave as is, does that cause problems: Ron Sell explains the open space will still need to be maintained. Joe Dennis has the concern of the open space potentially becoming a dump site. Parkside Land LL will still need to take care of the open space.

Joe Dennis asks if the City can take over the open space. Discussion Ensues.

Anna Franz asks Dusty Jones, if Parkside Land LLC is withdrawing their proposal, Dusty Jones replies, Yes **Parkside Land LLC is withdrawing proposal.**

No other public comments.

Joe Dennis adjourns Public Hearing on October 12, 2017 at 7:12 p.m.

2) Study Session for new updates to the Ephrata Zoning Code to include Bed and Breakfast Facilities and Short Term Vacation Rental zoning provisions:

Discussion opens **page 72 #6** – Questions asked, do all B&B's need to be owner occupied, YES, just B&B's. Discussion ensues.

Joe Dennis asks if he were to want to open a couple of Bed and Breakfasts can he hire a manager to be onsite. Discussion Ensues. Wording will be changed from "owner occupied" to "owner/manager occupied".

Page 72 #10- Discussion ensues regarding permit application requirements.

Page 72 #12- Discussion ensues, if occupant would like to stay longer than twenty-nine days what will happen as this ultimately changes this from transient use.

Justin Kooy asks for clarification on business's paying business taxes.

Page 72 #11 – Justin Kooy asks for typo; HB&B should be B&B. Question asked, who does the notification to the neighbors of the use; the city will send out the notifications. Discussion ensues.

Page 72 #13 – Jo Maedke asks about parking. #13 will be stricken, will also be stricken on page 73 section C. Discussion Ensues.

Discussion Opens **page 73-** Ron Sell **section A:** C1, C2, and C3 needs to be added and Public Hearing Examiner will be changed to Planning staff. Review items will stay in place, however, section C will be removed.

Page 73 E – Justin Kooy asks for clarification, Discussion Ensues

Discussion opens **page 74 G** – permit application will be changed to permit form

Page 74 H - Suggestion to remove notify all adjacent properties of owner information change.

Discussion ensues. Anna Franz clarifies that the discussion is Transient Vacation rentals not B&B's.

Discussion Ensues, Section H page 74 will be modified.

Page 74 J – Discussion, wording will be changed regarding signage.

Next Scheduled Meeting will be October 26, 2017.

Meeting on October 12, 2017 adjourns at 8:02 p.m.

Joe Dennis, Planning Commission Chairman

Attest:

Stacy Hooper, Secretary