

PLANNING COMMISSION MINUTES

Date: December 14, 2017

The Ephrata Planning Commission, Grant County, Washington met on December 14, 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, and Tom Moncrief. David Spencer Excused Absence

Staff present: Ron Sell, Community Development Director; Bill Sangster, Public Works Director; Bill Cox, Building Official; Stacy Hooper, Secretary. Anna Franz, City Attorney Excused Absence

The commission reviewed the minutes of November 9, 2017 meeting. Minutes were approved with two minor changes. (m/s Don Guillemette/Tom Moncrief). Motion carried.

Correspondence: New title 16 handed out, a few changes were made after the email was sent.

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

Joe Dennis Opens Public Hearing at 7:04 pm on December 14, 2017, Update to the City's Building Code Standards and Zoning Code Standards relating to the Building Code and Development Permits in Flood Zones.

Ron Sell gives staff report and recommends that Planning Commission Approves.

Bill Cox explain that code has not been updated since 2002, the changes being made are to bring the code up to date.

Bill Cox went over the changes made to each item in the section.

16.24.025 Added and uses reference to Chapter 19.

Bill Cox explains that the development permit has a guide with it that is intended to help the applicant.

Justin Kooy asks if this development permit effect the permits that have already been approved. Bill Cox answers no.

Tom Moncrief makes motion to accept, Jo Maedke 2nds the motion. Motion Approved.

Public Hearing closes at 7:15 pm on December 14, 2017.

Study Session opens, Ron Sell hands out guide sheet and application form that has been handed out. The items highlighted in red are the most recent updates since the last meeting.

Justin Kooy asks about the application fee, Ron Sell goes over fee structure, discussion ensues.

Joe Dennis asks what the common fee is in other jurisdictions and if it is a onetime fee. Discussion ensues.

Don Guillemette asks about how many man hours are involved, Discussion Ensues.

Joe Dennis recommends a fee of \$75, and to remove reference to renewing the application yearly.

Ron Sell will make recommendation to council to add the fee of \$75.

Justin Kooy asks the business license fees, discussion ensues.

Joe Dennis asks what the next step is, Ron Sell explains that an application needs to be done to move forward with the Public Hearing process.

Ron Sell asks if planning commission would like meeting to be held on December 28, 2017, no meeting will be held on December 28, 2017.

Ron Sell to make resolution for Chapter 16 and move forward with public hearing procedures for Vacation Rentals, Discussion Ensues.

Next Scheduled Meeting will be January 11, 2018.

Meeting on December 14, 2017 adjourns at 7:35 p.m.



Joe Dennis, Planning Commission Chairman



Attest: _____
Stacy Hooper, Secretary