

## PLANNING COMMISSION MINUTES

Date: January 25, 2018

The Ephrata Planning Commission, Grant County, Washington met on January 25, 2018. The meeting was called to order in Council Chambers at 7:00 p.m. by Chairman Joe Dennis. Roll was taken. Members present Don Guillemette; Tom Moncrief and David Spencer and Jo Maedke, Excused Absence.

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

The commission reviewed the minutes of January 11, 2018 meeting. Minutes were approved with one minor spelling change. (m/s David Spencer/Don Guillemette). Motion carried.

Correspondence: Additional letter from PUD with comments that came in late; additional letter from Anna Franz with some corrections on the Vacation Rental Ordinance.

Additions and/or Revisions to Published Agenda: Public Hearing Update to Zoning Code for Short Term Vacation Rentals and Bed and Breakfast facilities will be opened first, then Public Hearing for Prairie Bluff Phase 3.

Ron Sell gives an explanation of what is before the Planning Commissioners and how the changes have come about. Anna Franz provided a few changes in the last couple of days and her letter that is included in the handout has those changes.

Ron Sell goes over other agency comments and gives staff report for Resolution 18-004.

Joe Dennis questions Anna Franz's comment 19.04.030 "omit first sentence as non-enforceable"; Anna Franz explains.

Joe Dennis opens the Public Hearing for Public Comment on the Updates to the Zoning Code to provide standards for Short Term Vacation Rentals and Bed and Breakfast Facilities at 7:08 pm.

Justin Kooy – 41 E Street SE ; Justin Kooy thanks Planning Commission and Staff for the time spent on the Zoning Code for Short Term Vacation Rentals and Bed and Breakfast Facilities. Just Kooy questions the matrix on page 65 of Chapter 19 in the Ephrata Municipal Code, C1, C2,C3 zones Bed and Breakfasts in a Commercial Zone.

Joe Dennis closes the Public Hearing on Short Term Vacation Rentals and Bed and Breakfast Facilities at at 7:10 pm.

Justin Kooy leaves Council Chambers at 7:10 pm.

Joe Dennis asks for staff report on Prairie Bluff Phase 3. Anna Franz reminds Joe Dennis that before opening the public hearing he does need to go through the appearance of fairness process. Joe Dennis will do the appearance of fairness process after the Staff Report and the comments from the PUD. Ron Sell explains the proposal of Prairie Bluff Phase 3. Ron Sell goes over comments received, recommended requirements for the development, and changes that were made to the original submittal and why the changes were made.

Ron Sell discusses future proposed roadway and current and future easements.

Fairness Disclosure process performed.

Public Hearing for Prairie Bluff Phase 3 opens for public comment at 7:20 pm:

**Gary Mann** – 2405 West Lakeside Drive, Moses Lake – Developer – Would rather not put in the road that Ron Sell was discussing. They are trying to shut off the subdivision so it is not so open to extra traffic and foot traffic.

**Joe Dennis** asks at what point does the Planning Commission need to make a determination on the road issue. Ron Sell explains that because it could potentially be a condition on the plat approval the wording would have to be such that would either provide the lane along L street or give the option that they can work on an agreement with the Port and other property owners. The wording can be written into the conditions so it works for both.

**David Spencer** – Is the street in question in the Future Comprehensive Plan, **Bill Sangster** states Yes, Ron Sell explains that the map is directly from the Comprehensive Plan. David Spencer asks Bill Sangster would Public Works like to see the developer participate in developing the road. Bill Sangster does not think that it is necessary at this time. David Spencer also questions the WSDOT comments regarding the round-a-bout at the intersection on 282. Ron Sell explains that this is a standard comment from WSDOT on developments that have potential impact on the State Highway intersections.

**Lisa Stevens** – 591 E Street NE – Homeowner in Phase 1. Requests that there is a playground in one of the areas and did not see it on the development proposal. Ron Sell explains there are two options, open space dedication or fee in lieu of a park. Looking at subdivision as submitted, there is no proposal for a park, each phase would have the option of park or fee in lieu of. Mrs. Stevens asks Gary Mann if there are any more developments being proposed. Gary Mann answers NO. Mrs. Stevens asks how they can get a park into Phase 3? Gary Mann states they would have to start the process all over. Ron Sell states at this time he is unaware of any new parks proposals in the Parks Master plan in this area. Mrs. Stevens states she was told by her realtor at the time she purchased the home that one of the phases would have a park. Anna Franz explains the City Code and that the City has no control over what the third party tells the potential home buyer.

**Jeff Fairchild** – PO Box 2756 Pasco – Current owner of adjacent property. Jeff Fairchild's biggest concern is the infrastructure of the major developments, current and future, funneling to one street. Mr. Fairchild would like to see additional means for traffic flow.

**Gary Mann** has questions regarding the 30' easement that Mr. Fairchild mentions; Ron Sell explains on the original approval there was a condition, back in 2007, there was a 30' easement on the East side.

**Mike Lanes** – 691 G Street NE – Built home in 2013, there was only about 25 homes, there is now about 60 homes, his concern is the water pressure. Since he has moved in he has seen a steady decline of his water pressure. He would like to see something done about water pressure.

**John Schminky** – 807 7<sup>th</sup> Avenue NE – Mr. Schminky's main concern is the open space development, the development of a park. He also agrees with Mr. Mann that there is currently a high volume of unwanted foot and vehicle traffic. He also has a concern with the construction phase of the project. The developer or contractor has trash that blows around, would like to have planning commission ask

the developer to provide a dumpster for the project site. Mr. Schminky also has a concern with the noise of the contractors, at times they are working prior to 7:00 am. Would like the City to be able to require a trash dumpster and enforce the noise ordinance.

Joe Dennis asks Ron Sell if this is an enforcement issue, Ron Sell agrees and recommends that when there is a violation, noise ordinance or trash, when it is happening call MAC dispatch, the non-emergency number (762-1160) to report.

Bill Cox explains to require a dumpster, this would require a change in the ordinance and would take some time to get it enforced.

Joe Dennis; is it the recommendation of City Staff to approve and send to Council for adoption. Ron Sell answers yes and there is a resolution with 28 conditions of approval.

Public Hearing for Prairie Bluff Phase 3 closes at 7:39 pm.

Joe Dennis asks Ron Sell if he would provide wording to allow negotiations on the street. Ron Sell explains that included in the recommended conditions that allows negotiations.

Joe Dennis entertains the motion to approve, David Spencer makes the motion to approve, Tom Moncrief Seconds, Motion Approved.


Joe Dennis asks Ron Sell if there was anything else, Ron Sell states that yes, there was resolution to ordinance 18-004 for Short Term rentals and Bed and Breakfast with Anna Franz's modifications that needs to have a motion made. Ron Sell recommends to approve resolution to ordinance 18-004 with Anna Franz changes. Joe Dennis moves to make a motion to adopt ordinance 18-004 with Anna Franz's modifications, Tom Moncrief makes motion to adopt, Don Guillemette seconds motion to adopt ordinance 18-004.

Next Planning Commission meeting will be February 8, 2018, at this meeting Planning Commission will start going over the Comprehensive Plan amendment.

Next Scheduled Meeting will be January 25, 2018.

Meeting on January 25, 2018 adjourns at 7:43 p.m.

  
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Joe Dennis, Planning Commission Chairman

Attest:   
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Stacy Hooper, Secretary