

PLANNING COMMISSION MINUTES

Date: February 8, 2018

The Ephrata Planning Commission, Grant County, Washington met on February 8, 2018. 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; Tom Moncrief excused absence.

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

The commission reviewed the minutes of the January 11, 2018 meeting. Minutes were approved with no changes. (m/s David Spencer/Don Guillemette). Motion carried.

Correspondence: Nothing New.

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

Joe Dennis asks **Ron Sell** for Staff report; Ron Sell suggests walking through the Ephrata Comprehensive Plan page by page and look at the changes and discuss. **Ron Sell** mentions that the Second Chapter, (Urban Growth Area) UGA needs to be cleaned up. Updating the Comprehensive Plan is part of the 10 year update that is mandated by the state, these updates are due by June 2018. The state is not adding many new items, most changes are cleaning up the wording and bringing the document up to date.

Joe Dennis addresses the audience asks if they have any questions or if they are here to observe. They are here to observe.

First page is introduction. Don Guillemette's name is spelled incorrectly on the cover page, Ron Sell has fixed on his copy.

Executive Summary, just changing tense and adding/removing some words to make document current.

David Spencer questions the decrease in the population projection; **Ron Sell** explains how the projection of population is determined; **Discussion Ensues.**

Page 4 – “to be produced” was stricken, Planning Commission asks to leave this wording as is.

Page 4 Paragraph 2 – “to the area” raised questions; “to the area” to be replaced with “to our area”

Discussion Ensues regarding wording in **Paragraph 3.**

David Spencer asks to back up two paragraphs, last sentence; “The City has decided to take an active role in assuring that a diverse range of quality housing is provided” David Spencer asks how the City can assure quality housing? Anna Franz explains intent of wording. **Discussion Ensues.** Wording to be changed and changes will be brought to next meeting.

Paragraph 1 Page 4-“steady 2% growth” **Ron Sell** explains green highlight means that the number is approximate, that it is closer to 1% or 1 ½%. **Jo Maedke** asks if wording will be changed to “approximate” **Ron Sell** will change the wording.

Paragraph 3 Page 4 – Ron Sell explains why “recently” has been stricken. Discussion Ensues.

Jo Maedke asks if the Advisory Committee still meets. They do not.

Joe Dennis states that at this point in time we are just trying to determine what is still valid and what needs to be changed. Ron Sell reminds that growth management was passed in 1991 or 1992 and the Original Comprehensive Plan that this was built on was not adopted until about 1997 or 1998.

Discussion Ensues; Ephrata History.

Discussion Ensues; Wind Turbine Manufacturing Facility and the current uses of buildings at the Port of Ephrata.

Discussion Ensues; Natural Gas at the Port of Ephrata and how that has effected the growth and development.

Discussion Ensues; Industrial Sewer at the Port of Ephrata and the Port of Ephrata’s location to the Interstate and the Ephrata Airport.

Joe Dennis asks if Planning Commission would like to continue on to the Growth Management Act section; Jo Maedke, it looks straight forward, lets proceed.

Don Guillemette asks how Public development and facilities affect the dropping water pressure in the new housing developments such as Prairie Bluff. Ron Sell explains that in the Capital Facilities plan there is a plan for additional water rights, possibly another well , some additional valves that would allow pressure build up. Bill Sangster; Public Works is looking into various ways to prevent the low water pressure. For example; Stand Pipes or tapping into another well. Discussion Ensues.

Jo Maedke; Page 5 in the Growth Management Act; Process for Siting Essential Public Facilities; it appears to all be new due to formatting; Ron Sell there is formatting issues, will correct and bring to next meeting. Discussion Ensues.

Ron Sell explains the different matrix’s on Population growth, new numbers have recently been projected, tables may need to be updated to reflect new numbers.

Don Guillemette asks does the slow growth has effects on tax dollars and funding from the Government or State. Ron Sell no.

Jo Maedke questions last sentence page 9. Ron Sell, depending on the new numbers this entire section may change. Ron Sell to look at last sentence page 9 and make changes and corrections as needed. Discussion Ensues.

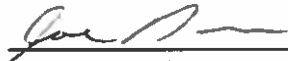
Joint City and County Planning; this section has changed over the years. Ron Sell to bring updates to next scheduled meeting.

Joe Dennis; table columns are not clear on what they are; **Ron Sell** to changes tables to make them more understandable.

Jo Maedke suggests saving paper and not printing out the new copy; **Ron Sell** to make changes that have been discussed, and correct the formatting issues.

Next Scheduled Meeting will be February 22, 2018_____.

Meeting on February 8, 2018 adjourns at 7:54_____ p.m.



Joe Dennis, Planning Commission Chairman

Attest: Stacy Hooper_____

Stacy Hooper, Secretary