

## PLANNING COMMISSION MINUTES

Date: March 22, 2018

The Ephrata Planning Commission, Grant County, Washington met on March 22, 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 February 22, 2018 meeting. Minutes were approved with no changes. (m/s Don Guillemette/David Spencer). Motion carried.

Correspondence: Nothing New.

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

**Joe Dennis** asks for a staff report; **Ron Sell** we are now on the land use section. There are really no changes, just population and land size. There was a piece taken out, **Mr. Spencer's** piece was dedicated as residential but that did not match what was published so that has been changed. There really are no changes, unless the Planning Commission wants to look at doing policy changes, there really is nothing but numbers in this section that needed to be updated.

The housing section is the same, bringing numbers to current. **Joe Dennis** asks if we could walk through the changes. **Ron Sell**, page by page explains the changes. A soil type was removed and a new one was added. No mapping changes. **Discussion Ensues**

**Jo Maedke** asks how the calculations are figured. **Ron Sell** explains the process of getting the numbers. **Discussion Ensues**.

**Ron Sell** explains that the maps are different versions of the same information, some of the maps could be eliminated. **Joe Dennis** agrees and asks **Ron Sell** to clean up and consolidate the maps.

**Ron Sell** explains in the back of this section of the document there is a policy section that shows the updates that have been done throughout the life of the document. **Discussion Ensues**

**Joe Dennis** asks if **Ron Sell** has any recommendations on changes; **Ron Sell**; no, the current policy is very supportive of the Port.

**Ron Sell**, The housing section, again, is just bringing the numbers up to date, extending out another 20 years.

**Ron Sell** explains the only real change Planning Commission may see is to the Capital Facilities Plan that follows the Six Year Street Improvement Plan. By the time we get close to adopting this documents hopefully we will have the Sewer Comp plan and will be able to add those changes in. We may have some of the water plan changes, if there are any changes.

**Joe Dennis** asks if the Policy Section in this part of the document is the same, **Ron Sell** answers yes.

**Joe Dennis** asks if Planning Commissioners have any additional comments or questions. **Joe Dennis** asks Ron Sell when do we need to have our review done. Ron Sell explains it is mandated to be done

June 2018. There are about 5 more chapters to go through. **Ron Sell** recommends that Planning Commission does not look at the Park Improvement section, as this will be done by the Parks Board first. According to Growth Management the Parks Section is not a mandatory section to go over.

**Don Guillemette** questions the reference under the section, Projected Needs on page 11 to the Grant County Juvenile Detention Center, this building no longer provides a housing element, should this be removed? **Ron Sell** will look into how this effects the census numbers and fix accordingly.

**Ron Sell** will add the rest of the document sections to the agenda. Planning Commission will go as far as they can in the hour and go from there.

**Ron Sell** announced that council approved a grant to offset the costs of the comp plan amendment review.

Next Scheduled Meeting will be April 12, 2018\_\_\_\_\_.

Meeting on March 22, 2018 adjourns at 7:18\_\_\_\_\_ p.m.

\_\_\_\_\_  
Joe Dennis, Planning Commission Chairman

Attest:\_\_\_\_\_  
Stacy Hooper, Secretary