

PLANNING COMMISSION MINUTES

Date: February 22, 2018

The Ephrata Planning Commission, Grant County, Washington met on February 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; Bill Sangster, Public Works Director and Stacy Hooper, Secretary. Anna Franz, City Attorney excused absence.

The commission reviewed the minutes of the February 8, 2018 meeting. Minutes were approved with no changes. (m/s Jo Maedke/Don Guillemette). Motion carried.

Correspondence: Nothing New.

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

Ron Sell states he double checked the Office of Financial Management Population Projection numbers that were published in the Planning Commissions copy of the Comprehensive Plan; the projected numbers had changed and those have been updated and brought current, the changes to the numbers were not significant.

Study session begins on Growth Management Act page 17; Joint City and County Planning. **Dave Spencer** asks if the City and County still converse as they did when the Ephrata Comprehensive Planning Committee was active. **Ron Sell** states that the staff does consult with one another but not on a regular basis.

Growth Management Act page 18; The first full paragraph regarding The Ephrata Comprehensive Planning Committee will be deleted as there is no longer a committee. **Bill Sangster** asks if the next paragraph should be stricken as well. Discussion Ensues; **Don Guillemette** agrees this can be deleted. **Jo Maedke** asks if this is something that needs to remain in the document as a reference or historical documentation. **Ron Sell** answers no. Paragraphs 1 and 2 page 18 to be deleted.

Ron Sell will add a paragraph or sections stating the process the Planning Commission uses to review the Comprehensive Plan.

Page 19; Ephrata Comprehensive Land Use Plan-Urban Growth Boundary Area Designation Map; Section B on the map is classified as Low Density Residential; the county has this as Urban commercial 2, since this portion is actually in the County's jurisdiction, Staff Recommends to change designation to Urban Commercial 2 to support the County. **Discussion Ensues**.

Ron Sell will bring to the next meeting updated maps.

David Spencer would like to know how section C on the map was designated as Rural Residential-1; **Ron Sell** explains how this was determined and the location of the area; Discussion Ensues

David Spencer asks if section D is now in within the City limits; **Ron Sell** explains the area and the designation. **Discussion Ensues**; **Ron Sell** explains this is designated open space and is left open for hiking and trails. **Discussion Ensues Areas D, E and F.**

Ron Sell discusses section A was annexed into the City, this section can be removed from the map.

Ron Sell explains area H; Don Guillemette asks if this is in the Flood Plain; **Discussion Ensues.**

The designation of area I was at the request of the property owner. **Discussion Ensues**

Joe Dennis asks with our current development progression, what is the effect of the UGA designations; **Discussion Ensues**;

Page 20 Growth Management Act **Ron Sell** will delete Area A paragraph and area B last sentence to be removed.

Page 23-Geological Hazard map, Page 24-Wetland Map, Page 25-Aquifer Recharge Map, Page 26-Frequently Flooded Area Map, Page 27- Mineral Resource Area Map; **Ron Sell** explains the meaning of each Map and how the areas were designated. **Discussion Ensues**

Tom Moncrief asks **Ron Sell** if FEMA has contacted the City regarding boundary changes for the flood areas. **Discussion Ensues.**

Critical Areas and Resource Lands; **Ron Sell** explains changes were made in 2007, there is not much changing this time, the last changes and updates are still current.

Resource Lands; **Ron Sell** explains changes were made in 2007 on this section as well and not much is changing.

Critical Areas; **Joe Dennis** asks what or how much control does the City have over this section; **Ron Sell** explains if the City wanted to change anything, (we) would have to justify the reason for change. When these areas were put in place the State or government pulled in experts in each field to do the survey and study of the land. **Discussion Ensues**;

Discussion ensues regarding Flood Zone, and the 100 year flood.

Joe Dennis asks what bench mark is in place that would show the 100 year flood. **Ron Sell** explains the term 100 year flood. **Bill Sangster** discusses the possible route the flood waters could take and past proposals to fix flood area. **Discussion Ensues**

Don Guillemette discusses ground saturation and percolation in regards to waterways to move water out in the event of a flood. **Discussion Ensues**

Critical Areas goals and Policies; **Ron Sell** states that if there are goals and policies that is not in the document; **Don Guillemette** states that any of the goals and policies that he would like to see, they are already there; **Discussion Ensues**

Joe Dennis asks if there is anything in this portion of the document that would be considered harmful to the City, if not move forward.

Joe Dennis has a copy of the incorrect document from last meeting and questions the deleted comments on page 39. **Ron Sell** looks at document and explains that these items were moved to page 5 of the document. **Joe Dennis** has now has an updated version of the Comprehensive Plan.

Land Use; **Joe Dennis** asks if we should move forward, **Ron Sell** explains that up to the first map in the Land Use section there are not real changes, this part of the document is History and was just cleaned up and the soil type page was updated.

Joe Dennis asks **Ron Sell** to bring finished updates to the meeting for Council, **Ron Sell**; we should go through the entire document and submit to council at one time. The review process of the Comprehensive Plan is discussed.

Next meeting will start at Regional Geology and Hydrology; Land Use page 6.

Next Scheduled Meeting will be March 7, 2018.

Meeting on February 8, 2018 adjourns at 7:50 p.m.

Joe Dennis, Planning Commission Chairman

Attest:

Stacy Hooper, Secretary

***After meeting adjourned Ron Sell notifies Planning Commission that there is an Open Records Act training that Planning Commission must do every four (4) years. This training can be done on an individual basis through a Web-anar; at the end the participant will print out a Certificate stating that the course has been completed, or Ron Sell can schedule a speaker to come on site to give the training. Jo Maedke asks which the City prefers, if one covers the City better than the other. Discussion Ensues; Ron Sell with Schedule an onsite training for Planning Commission.*