



EPHRATA PLANNING COMMISSION
AGENDA
Thursday, July 26, 2018

Board: Joe Dennis
Jo Maedke
Tom Moncrief
Don Guillemette
David Spencer

- A. Regular Commission Meeting: Open to the Public.
- B. Ephrata City Hall - 121 Alder Street S.W.
- C. Call meeting to order - 7:00 p.m.
- D. Roll Call
- E. Approval of Commission Minutes: May 24, 2018
- F. Correspondence:
- G. Additions and/or revisions to Published Agenda:

Business:

- 1. Public Hearing – Critical Areas Ordinance Update.

Adjourn

Please contact Stacy Hooper at 754-4601 extension 123 if you will not be able to attend this meeting.

Ephrata Planning Commission

Resolution No. 18-005

A RESOLUTION RECOMMENDING AMENDMENTS TO THE CITY OF EPHRATA COMPREHENSIVE LAND USE PLAN AND MAP

Recitals:

1. On July 26, 2018 the City of Ephrata Planning Commission considered the proposed amendments and updates to the Ephrata Critical Areas Ordinance at a public hearing duly advertised and posted as required in the Ephrata Municipal Code, Chapter 17.
2. The Ephrata Municipal Code amendments were circulated for comments to jurisdictions with interest in the matter of the Comprehensive Plan, the Development Code and Growth Management Act.
3. Environmental review of the Critical Areas Ordinance update was completed with issuance of a Determination of Non-Significance on June 18, 2018.
4. During the public hearing, citizens were given the opportunity to give input on and to comment upon such proposed amendments.
5. After receiving and considering public comments and input regarding the proposed amendments to the Ephrata Critical Areas Ordinance, the Ephrata Planning Commission determined that it should recommend that the Ephrata City Council take action on the amendments as set forth in attachment "A" which is incorporated herein by this reference.

Findings of Fact:

1. Proposal is consistent with the intent of the Ephrata Comprehensive Plan and meets the requirements of the Ephrata Municipal Code.
2. Proposed amendments are consistent with federal and state laws and regulations.
3. Proposed amendments adequately mitigate impacts identified through the SEPA review process, as there were no environmental impacts identified with the amendments.
4. Proposed amendments are generally consistent with federal and state laws and regulation by using a public process to derive new and revised policies and regulations and to verify that existing ones are still applicable.
5. Proposed amendments are beneficial to the public health, safety and welfare and are in the public interest. By updating and bringing the Development Code into compliance with legislative changes that have occurred since its original adoption and subsequent updates the City is in a favorable position to direct growth and maintain its infrastructure.
6. The City and other responsible agencies will be able to supply the developments resulting from the amended development code with adequate roads and streets for access and circulation, water supply, storm drainage, sanitary sewage disposal, emergency services and environmental protections.

Resolved:

1. The Ephrata Planning Commission makes the findings of fact set out above and adopts the attached Exhibit "A" which is incorporated herein by this reference and recommends that the Ephrata City Council take action on each of the proposed amendments to the Ephrata Critical Areas Ordinance as indicated and set forth on the attached Exhibit "A".
2. The Secretary of the Ephrata Planning Commission shall promptly forward a copy of this resolution to the Ephrata City Council for its review and consideration.

ADOPTED by the Planning Commission of the City of Ephrata, Washington, on this 26th day of July, 2018

Joe Dennis, Chairman

ATTEST:

Stacy Hooper, Secretary