

PLANNING COMMISSION MINUTES

Date: October 10, 2019

The Ephrata Planning Commission, Grant County, Washington met on October 10, 2019. The meeting was called to order in Council Chambers at 7:00 p.m. by Chairman Joe Dennis. Roll was taken.

Members present: Tom Moncrief and Don Guillemette; Jo Maedke Excused; David Spencer Excused

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

The commission reviewed the minutes of the July 11, 2019 meeting. Minutes approved with no changes. (m/s Don Guillemette/Tom Moncrief). Motion carried.

Correspondence: Nothing added

No additions or Revisions to published agenda.

Joe Dennis asked for Staff report; Dan Leavitt explains that the Confederated Tribes of the Colville Nation, the Washington State Dept. of Fish and Wildlife; the Washington State Dept. Archaeology and Historic Preservation and the City of Ephrata Public Works have made comments. These will be conditions of project approval.

Dan Leavitt also speaks about the Comprehensive Plan. The Comprehensive Plan land use designation for this area is Urban Residential High Density, these lots range 8,000-12,000 square feet range which is considered high density. The current zoning is R4, which higher density, all the lots meet the current lot size that is in the Ephrata Municipal Code.

There is a list of conditions that addresses all of the concerns as far as the development impact. This is a 71 lot subdivision planned in three different phases.

Dan Leavitt recommends that the Planning Commission send to City Council for approval.

Joe Dennis asks each planning commission Disclosure questions for the Quasi-Judicial Hearing.

Public Hearing Opens at 7:08 pm on October 10, 2019

Members from the public present:

Craig & Dawn Bennett 34 Sunwest Drive, Ephrata WA 98823

Larry Lenssen 13860 Rd. C.4 NW, Ephrata WA 98823

Chris Lafferty 2345 Plum St., Ephrata WA 98823

Bing White 2349 Plum St., Ephrata Ephrata WA 98823

Mike Hengtgen 2233 California Ave SW, Seattle WA 98116

Jeff Tincher 19014 Rd A.5 NE, Soap Lake WA 98851

Joe Dennis asks for Public Comments:

Craig Bennett 34 Sunwest Drive, Ephrata; has concerns with the time line, the environmental impacts and Road development and maintenance. Will the road be one of the first items, has concerns with traffic and crime. Has concerns with the law enforcement side as well.

Joe Dennis asks Dan Leavitt if these issues will be addressed in the Condition Requirements; Dan Leavitt replies, as far as the road improvement goes, that has not been discussed. There is a requirement in

the conditions for a traffic study to be performed to determine what the impacts will be with the traffic levels. Joe Dennis asks does the traffic study gives the City some idea of what the initial development would do to the infrastructure, Dan Leavitt replies yes it would also give Grant County some idea too.

Larry Lenssen 13860 Rd C.4 NW, Ephrata; makes a Plum street reference. Has concerns with the neighboring large properties that would require a lift station. **Larry Lenssen** also voices concerns with the traffic dangers on the corner of 14th Street.

Chris Lafferty 2345 Plum St., Ephrata; is for the development, however has concerns with the condition of Railroad Avenue. Would like to see some sort of road improvements as this already is a highly traveled road; **Chris Lafferty** questions if there is a plan to put in some kind of a park for the new development and the surrounding neighborhoods.

Joe Dennis asks **Dan Leavitt** if there are requirements on the development for Parks. **Dan Leavitt** explains the Fee in Lieu of Park. Discussion ensues

Tom Moncrief adds there are ways to get grants for neighborhood parks.

Mike Hengtgen 2233 California Ave SW, Seattle; developer. **Mike Hengtgen** developed phase 1 and was fortunate to have 20 lots. **Mike Hengtgen** explains that the approval is only good for 5 years, if not started he would need to resubmit. He is in hopes that the development will go fast. **Mike Hengtgen** address Parks; as he recalls there has been in the past questions who will maintain and who is liable for the parks. **Mike Hengtgen** suggests he could donate some land for a park if the City wanted to develop it.

Bill Sangster suggests maybe a Home Owners association to take care of the Park. Discussion Ensues

Chris Lafferty 2345 Plum St., Ephrata mentions a piece of land on Peach Tree. Suggests asking the owner if he would lower the price for the Lauzier foundation.

Anna Franz advises that the discussion for Parks needs to be brought to the Parks Commission this is not the proper venue, this is just a hearing on the subdivision and is limited to its scope. Discussion Ensues.

Joe Dennis asks **Bill Sangster** to point out on the large map where the development is.

Joe Dennis asks for any other comments or questions.

Don Guillemette asks about lift stations; can a larger one be built? **Bill Sangster** replies it has been discussed; **Don Guillemette** asks is the current treatment plant capable of handling all of the new houses? **Bill Sangster** replies Yes and discussion Ensues.

Joe Dennis asks if this is fully within the City limits, response, yes.

No other questions or comments, motion to approve for City Council Approval . (m/s **Tom Moncrief/Don Guillemette**). Resolution 19-003 adopted and moved to council for approval.

Public Hearing and Planning Commission Meeting on October 10, 2019 adjourns 7:30 pm.



Joe Dennis, Planning Commission Chairman

Attest: 

Stacy Hooper, Secretary