

PLANNING COMMISSION
MEETING
SEPTEMBER 11, 2018
7:00 PM
MINUTES

1. CALL TO ORDER:

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE:

Commissioner Cruger led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL:

Planning Commission
Commissioner Frederick Cruger – Present
Commissioner Chris Marsh – Present
Commissioner Scott Morrison – Present
Commissioner Ron Stephenson – Present
Commissioner Sean Duncan – Present

City Staff
Darla Reese, City Clerk

Consultants
Ray Sturtz - Community Planning Services

4. APPROVAL OF MINUTES

A. Meeting Minutes of July 10, 2018

Commissioner Stephenson moved to approve the Minutes of July 10, 2018. Commissioner Duncan seconded. Motion carried.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON ACTION ITEMS

No one was present to discuss any Agenda items.

8. REPORTS:

A. City Clerk Staff Report

City Clerk Reese answered Planning Commission questions regarding the D.R. Horton building permits, and the City Council work session (GMA).

B. Homework

Consultant Planner Sturtz commented on the sewer moratorium, reviewed the Planning Commission schedule and also mentioned he will be gone from Wednesday through Friday attending a Planning Directors conference in Chelan.

6. NEW BUSINESS

A. Public Hearing – 7:10 PM or soon thereafter

For consideration of changing the Comprehensive Plan and Zoning designations from Central Business District & CBD to Public/Institutional & P/I for a parcel located at 115 South Indiana Avenue

Commissioner Stephenson moved to open the Public Hearing, page 5 Exhibit 26, regarding CPA/ZMA2018-001a concerning 115 S. Indiana Avenue within the City of Granite Falls. Commissioner Duncan seconded. Motion carried.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-26 into the record and discussed the proposal. He stated the subject parcel is proposed to be a community services center and the property is set to be zoned Public Institutional (P/I) because it had been purchased by the City.

Planning Commission questions included ownership of property to the East and future zoning.

Commissioner Cruger stated no one was present for public comments.

Commissioner Marsh moved that the Planning Commission close the 2018 Annual Docket Public Hearing regarding CPA/ZMA2018-001a. Commissioner Morrison seconded. Motion carried.

B. Public Hearing – 7:30 PM or soon thereafter

For consideration of updating the Comprehensive Plan Future Land Use Map & Zoning Map to designate publicly owned land & facilities as Public Institutional & P/I and privately owned & dedicated open space, and recreation & water retention tracts as Open Space & OS, see attached map

Commissioner Stephenson moved to review Exhibit 23, CPA/ZMA2018-001 Comprehensive Land Use Map and Zoning Map update. Commissioner Duncan seconded. Motion carried.

Commissioner Cruger stated no one was present for public comments.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-23 into the record and discussed the proposal. He stated this is a result of finding both privately owned open space and public properties that are not appropriately zoned and involved seven parcels.

Commissioner Marsh moved that the Planning Commission close the 2018 Annual Docket Public Hearing regarding CPA/ZMA2018-001. Commissioner Stephenson seconded. Motion carried.

C. Public Hearing – 7:45 PM or soon thereafter

For consideration of changing the Comprehensive Plan and Zoning designations from Public/Institutional & P/I to Downtown Residential & DT-2500 for a vacant parcel located at 808 East Galena Street.

Commissioner Stephenson moved to review Exhibit 16 CPA/ZMA 2018-002, this is concerning Fire District property across the street from the Library. Commissioner Duncan seconded. Motion carried.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-16 into the record. He confirmed with the Planning Commission members that they all had the exhibits.

Consultant Sturtz mentioned the reason for the proposal was to change the zoning on Fire District owned property from Public Institution P/I to Downtown Residential & DT-2500 in order to sell property. No public agency has expressed any interest in the purchasing the property.

Commissioner Cruger stated no one was present for public comments.

Commissioner Morrison moved the Planning Commission close the Public Hearing testimony and information regarding CPA/ZMA2018-002. Commissioner Marsh seconded. Motion carried.

D. Public Hearing – 8:00 PM or soon thereafter

For consideration of minor “Housekeeping” amendments that provide for: (1) consistency within the city code; (2) clarification of intent of certain code sections (3) correction of errors & omissions; and (4) improve readability

Commissioner Stephenson moved to review Exhibit 18 ZCA2018-001, Housekeeping Amendments. Commissioner Duncan seconded. Motion carried.

Commissioner Cruger stated no one was present for public comments.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-18 into the record. He confirmed with the Planning Commission members that they all had the exhibits.

These changes recommended are errors found in the code including Type 2 Decisions, procedure for administrative approvals, parking requirement addition, and changing old terminology to a new one.

Commissioner Morrison moved the Planning Commission close the 2018 Annual Docket Public Hearing regarding ZCA2018-001. Commissioner Duncan seconded. Motion carried.

E. Public Hearing – 8:15 PM or soon thereafter

For consideration of amending the Landscaping & Screening section of the Unified Development Code to: (1) provide a replacement ratio for significant trees removed from required buffers or setbacks; (2) clarify that the landscape standards apply to all residential developments; and (3) require automatic irrigation systems for all required landscaping except on a single-family lot

Commissioner Stephenson moved to review Exhibit 15 which is ZCA2018-002 concerning Landscaping and Screening. Commissioner Duncan seconded. Motion carried.

Commissioner Cruger stated no one was present for public comments.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-15 into the record. He confirmed with the Planning Commission members that they all had the exhibits.

This is a staff and consultant proposed change.

Commissioner Marsh moved the Planning Commission close the 2018 Annual Docket Public Hearing regarding ZCA2018-002. Commissioner Morrison seconded. Motion carried.

F. Public Hearing – 8:30 PM or soon thereafter

For consideration of amending the Unified Development Code by adding: (1) Definitions for “animal shelters”, “catteries”, “grooming services”, “kennels”, and “pet shops”; (2) Pet shops and grooming services as a Principal Use in the CBD zone and GC zone; and (3) Animal shelters and catteries as a Conditional Uses in the CBD and GC zones;

Commissioner Stephenson moved to review ZCA2018-003 Animal Shelter and Care. Commissioner Duncan seconded. Motion carried.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-16 into the record. He confirmed with the Planning Commission members that they all had the exhibits. He discussed the proposal in detail and talked about the reasonings.

Commissioner Cruger stated no one was present for public comments.

Commissioner Marsh moved the Planning Commission close the 2018 Annual Docket Public Hearing regarding ZCA2018-003. Commissioner Morrison seconded. Motion carried.

G. Public Hearing – 8:45 PM or soon thereafter

For consideration of amending the Unified Development Code to delete Recreational Vehicle Park as a Conditional Use in the R-9,600 zone, R-7,200 zone, and GC zone in order to accommodate housing and employment growth targets

Commissioner Stephenson moved to review ZCA2018-004 (RV) Parks. Commissioner Duncan seconded. Motion carried.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-15 into the record. He confirmed with the Planning Commission members that they all had the exhibits. He discussed the proposal in detail and talked about growth, and compatibility.

Commissioner Cruger stated no one was present for public comments.

Commissioner Marsh moved the Planning Commission close the 2018 Annual Docket Public Hearing regarding ZCA2018-005. Commissioner Morrison seconded. Motion carried.

H. Public Hearing – 9:00 PM or soon thereafter

For consideration of amending the Unified Development Code to delete “duplex” as a Conditional Use in the R-9,600 and R-7,200 zones and add “duplex” as an allowed Principal Use in said zones subject to a specified minimum lot size.

Commissioner Stephenson moved to review ZCA2018-005 duplexes. Commissioner Duncan seconded. Motion carried.

Commissioner Cruger stated no one was present for public comments.

Consultant Planner Sturtz, Community Planning Services, 15122 - 169th Avenue NE, Arlington, WA 98223

Consultant Sturtz submitted Exhibits 1-14 into the record. He confirmed the Planning Commission did not have Exhibit 14 as a record as the copy machine broke this afternoon. He discussed the proposal in detail and talked about minimum lot size concerns and this makes the process more simplified and is encouraged.

Commissioner Marsh moved the Planning Commission close the 2018 Annual Docket Public Hearing to receive public testimony and information regarding ZCA2018-005. Commissioner Morrison seconded. Motion carried.

Commissioner Cruger moved the Planning Commission adopts the Findings of Fact presented in Exhibit 1 of and recommend the City Council approve the associated portions of the municipal code for ZCA2018-001, 001a, 003, 004 and 005.

Commissioner Cruger withdrew his motion.

7. CURRENT BUSINESS

There were no Current Business Items on the Agenda.

8. CORRESPONDENCE:

Consultant Planner Sturtz discussed the upcoming public hearings (2) October 9th.

9. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.