

City of Colville

PLANNING COMMISSION

February 22, 2012

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, February 22, 2012 in the Council Room at City Hall. Chairperson Jody Hoffman called the meeting to order at 7:00 P.M. with a quorum present.

MEMBERS PRESENT: Brenda Buckner, Jody Hoffman, Alan Bedford, Bruce Dietz, Dee Hokom and Russ Larsen. MEMBERS ABSENT: One vacancy exists. STAFF PRESENT: Assistant Planner Melinda Lee and Recording Secretary Susan Davis. OTHERS PRESENT: Don Strand.

MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting of January 11, 2012 had been distributed to each member prior to the meeting. Russ Larsen moved and Alan Bedford seconded the motion to approve the minutes as written. Motion passed.

OLD BUSINESS:

- A. Continued discussion regarding possible revisions to the Development Standards:
- Zoning Ordinance Table 17.12.070, Permitted and Conditionally Permitted Uses.

Assistant Planner Melinda Lee explained that in evaluating the development regulations for consistency with the 2011 Comprehensive Plan, staff proposes to begin the review process with Zoning Ordinance Table 17.12.070, Permitted and Conditionally Permitted Uses. The Table of Uses had been distributed to each Commissioner for the purpose of preliminary review and discussion (copy on file). Melinda noted that no specific proposals are being made at this time so no decisions are being requested tonight.

Melinda explained that staff has dealt with a number of issues in the past that may require changes to the Table of Uses. The current table permits beekeeping in the R-1-S District only. She introduced Don Strand who wished to address the Commission relative to the issue of beekeeping. Mr. Strand, 715 E. 10th Avenue, explained that his property, which is on the edge of the north city limits bordering property in Stevens County, is in the R-1 District. He is pursuing the keeping of bees as a hobby and would like to be able to have 2 hives in his back yard. He presented a request to amend the table to include beekeeping as a conditional use in the R-1 District. He suggested that conditions could include such things as location of property, lot area, setbacks, barriers, and certified/documented experience as a beekeeper. He felt that honey bees are very beneficial and that the risk to public safety is minimal as these bees tend to be much more docile than yellow jackets or hornets. In the discussion which followed the Commission was generally favorable to the request but asked Mr. Strand to provide additional information for further consideration including a definition for “beehive”, comparisons from other jurisdictions which allow beekeeping, and any other suggested criteria to safeguard the public.

Melinda indicated that in the past some citizens have expressed a desire to keep chickens in districts other than the R-1-S District, but no one has come forward to request a change to allow it. She advised that she would like to suggest some changes relative to the issue of livestock. Currently, the keeping of livestock is only allowed in the R-1-S District. Melinda noted she would like to add a definition for “livestock” and provide further clarification on other definitions where necessary.

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Russ Larsen noted that the staff determined that Homeland Security can have horses as an “accessory use” at its new facility, which is in the C-3 District. He recommended that the Border Patrol be required to pay a permit fee to keep horses in the C-3 District and to submit a solid waste plan to the City. Melinda confirmed that federal projects are exempt from local land use regulations and building permit requirements.

Melinda pointed out the issue of “recreational vehicles (RVs)” needs to be addressed. Currently our ordinance prohibits the use of RVs as a permanent dwelling. The legislature passed a law in 2009 requiring jurisdictions to allow RVs to be used as dwelling units subject to specific regulations. Staff will prepare a proposal to add RVs to the table under the residential use category and permit them in the same districts that allow manufactured home parks and RV parks. It was suggested that the definition of “recreational vehicle” be reviewed for compliance with state law.

Currently general retail uses are prohibited in the LI District. Based on past inquiries, Melinda recommended adding “Second Hand Store” to the table. Due to the nature of a second hand business, she felt that it would be appropriate as a permitted use in the C-3 & LI Districts. She also noted they are required to report to the Police Department in much the same way as a Pawn Shop.

Melinda advised that in the past staff has made administrative decisions relative to uses that are not specifically listed. Based on a citizen inquiry, one such decision was that a “biodiesel operation” would be allowed as a conditional use in the C-3 District and permitted outright in the LI District. She suggested adding this use to the table. Another use, “meat packing & processing” was determined to be similar to a light manufacturing use and staff recommended adding it to the table as a permitted use in the LI and I Districts. It was noted that Gallo Meats recently reopened in the LI District. In light of that Melinda stated a determination needs to be made relative to “butchering” as a use. Pending further staff review, she indicated that other uses may also be identified for inclusion during this process.

Relative to the next meeting, it was a consensus to meet next on April 11, 2012 to continue discussion on possible revisions to the Zoning Ordinance.

NEW BUSINESS: There was no New Business to be presented.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS

Russ Larsen reported that the NE Tri-County Health Department has taken the lead on the Kettle Falls to Colville trail. He noted it appears the trail will run along Highway 395 and funding is available for a study, which is required by the Washington State Department of Transportation (WSDOT). Melinda added that NE Tri-County Health Department has also expressed a willingness to apply for grant funds for the proposed par course at the City Park.

ADJOURNMENT

As there was no further business, Alan Bedford moved and Russ Larsen seconded the motion to adjourn. There were no objections and the meeting was adjourned at 8:32 P.M.