

City of Colville

PLANNING COMMISSION

March 8, 2017

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission met for a regular meeting on Wednesday, March 8, 2017, in the Council Room at City Hall. Chairperson Jody Hoffman called the meeting to order at 7:01 P.M. with a quorum present.

MEMBERS PRESENT: Jody Hoffman, Russ Larsen, Avrum Baum, Paul Wade and Lynn O'Connor. Two vacancies exist. STAFF PRESENT: City Planner RJ Keetch and Recording Secretary Sydney Gilmore. OTHERS PRESENT: Erik Johansen.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of December 14, 2016 had been distributed to each member prior to the meeting. Russ Larsen moved and Lynn O'Connor seconded the motion to approve the minutes. Voice vote showed all in favor.

OLD BUSINESS:

A. PUBLIC INFORMATIONAL DISCUSSION – Text Amendment to the Zoning Ordinance

The City of Colville has applied to amend the Zoning Ordinance in order to participate in the National Floodplain Program. If the amendment does not occur the City would not be in compliance and would not be able to offer federally backed Floodplain Insurance to the community. The Department of Ecology has helped with the drafting of the amendment and the finished draft has been looked over by the City Attorney. As this is an informational discussion, no action is required.

Avrum Baum asked for an update from RJ Keetch about the nuisance code enforcement that was discussed at the June 8, 2016 Planning Commission meeting. RJ reported that he and Dave Harper, City of Colville Building Official, met with Nick Force from the Stevens County Prosecutors Office and they have offered to help with prosecution of City code enforcement cases. Nick suggested that instead of issuing civil infractions, the City issue misdemeanors if a problem arises. The City Attorney will be assisting with drafting an ordinance pertaining to the code enforcement.

The City is looking to adopt the International Property Maintenance Code. Avrum described a case where a dilapidated building is located in the City and is not being cared for by the owner. Avrum questioned if the newly adopted code would allow for the City to step in and demand the property owner to care for the building. RJ explained the new enforcement would allow for criminal charges, and the property owner would be compelled to comply in order to avoid prosecution. A dangerous building ordinance is also being developed.

NEW BUSINESS

A. PUBLIC HEARING – Zone Boundary Change #2-17

The discussion of Zone Boundary Change # 2-17 was moved from the second order of business to the first order of business at request of the applicant. The proposed property is an existing legally non-conforming use in operation in a residential zone. Letters have been sent out to the property owners within 300 ft. of the proposed zone change. The Building and Planning department have not received any response from the public which would impact the proposal.

Erik Johansen, 110 S. Silke Rd., stated that he is not the property owner of the proposed zone boundary change, but was asked by the property owner to submit the proposal on his behalf. Erik is the Director of Stevens County Land Services and is familiar with the procedures of site specific rezones such as this proposal. The property is home to a storage unit facility which is non-conforming to the zone in which it resides. The zone boundary change calls for the property to be changed from R-3 (General Residential), to C-3 (General Commercial). In a C-3 zone a storage facility is a conforming use. In the future the property owner would like to add another building of storage units and in order to do so; a zone change would have to occur. Almost every storage facility in the area is full, and there is a demonstrated need for more capacity.

RJ Keetch reminded the group that there will be another review if the property owner decided to build more units on his property. What should be focused on at this time is the proposed zone change and the impact it will have on the community.

Russ Larsen moved and Avrum Baum seconded a recommendation to City Council. Voice vote showed all in favor.

B. PUBLIC INFORMATIONAL DISCUSSION– Zone Boundary Change #1-17

Scott McMillan, representing Colmac Coil Industries, has applied for a zone boundary change to convert 6.67 acres of property from C-3 (General Commercial), to L-I (Light Industrial). The application, along with maps of the proposed area, was given to the Planning Commission members prior to the meeting. Colmac currently uses the properties as outdoor storage for their product. Outdoor storage is not allowed in the C-3 zoning district.

RJ Keetch explained that the Existing Land Use map, included in the informational packet, shows what land use is adjacent to the proposed zone change and should be examined as to how the zone change will affect the surrounding area. RJ expressed the importance of taking into consideration whether the City would want this area to transition into Light Industrial or if it were more beneficial to protect the existing residential enclaves.

Lynn O’Conner reminded the group about recent Strategic Plan workshops, initiated by the City, and the apparent need for affordable housing. Lynn implied that the proposed area could be considered one of the few affordable housing areas and by rezoning it, it will potentially be lost. RJ reminded the commissioners, the way the zone change has been requested at this point, it would not affect the current housing that is in the area as they are only requesting to change the zoning of property already owned and operated by Colmac Coil Industries. RJ stated that if the proposed zone change is approved, the surrounding area has a greater chance of also becoming Light-Industrial in the future. Jody Hoffman asked if there was a condition stating if the City were to take away residential zoning, the equivalent of that taken would have to be added elsewhere. Jody added there is a shortage of area to build residentially in the City as well as a shortage of affordable housing and multi-unit housing. RJ explained that part of the process is for him to do an analysis of the proposal and consider whether the zone change is consistent with the goals of the Comprehensive Plan. Further he explained that conditions of approval can be required to mitigate impacts of the zone change request. This item will be brought to a Public Hearing Planning Commission meeting.

Paul Wade suggested that Colmac ask for a rezone in property that is contiguous from the majority of the property owned, and leave out the areas that come “in and out” of residential zoning. Once more property is acquired in the future; Colmac could come back and apply to rezone those areas. This would make the zoning area more rational by not dividing blocks in a zigzag manner. Avrum added that Colmac is a major industry in our City, and we should be gracious in helping them grow their business.

Lynn suggested making the area more pedestrian friendly, and safe, in the conditions of approval. RJ added that conditions can be made, but need to be proportional and relevant to the zoning change request. Lynn asked that Colmac provide the Planning Commission with their vision of the area so we can properly plan.

No action is required by the Planning Commission at the time. Scott McMillan will be invited to the Public Hearing Planning Commission where he will be able to participate in the discussion and answer any questions about the proposal.

PUBLIC COMMENT PERIOD

REPORTS

Avrum recalled the City workshop for the Strategic Plan Vision 20/20 that was held March 7, 2017, and thought it was very promising. RJ added that the mentioned workshop was the last and the consultants will be working on a draft strategic plan from the comments provided in the past workshops and survey that was administered to the locals.

Lynn inquired about the complete streets ordinance that was discussed in the previous Planning Commission held December 14, 2016. RJ affirmed that staff has prepared a draft ordinance and it will be added to the next Planning Commission meeting agenda.

ADJOURNMENT

As there was no further business, on a motion and a second the meeting was adjourned at 7:51 P.M.