

DRAFT

City of Colville

PLANNING COMMISSION

April 12, 2017

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission met for a regular meeting on Wednesday, April 12, 2017, in the Council Room at City Hall. Chairperson Jody Hoffman called the meeting to order at 7:05 P.M. with a quorum present.

MEMBERS PRESENT: Jody Hoffman, Russ Larsen, Lynn O'Connor, and Avrum Baum. MEMBERS ABSENT: Paul Wade. Two vacancies exist. STAFF PRESENT: City Planner RJ Keetch and Recording Secretary Sydney Gilmore. OTHERS PRESENT: Scott and Roger McMillan, Colmac Coil Industries; Kinsey Larsen, TEDD; Daron Tate, Dr. Barry Bacon, and Councilmember Bill Pifer. There were no other members of the public present.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of March 8, 2017, had been distributed to each member prior to the meeting. Russ Larsen moved and Avrum Baum seconded the motion to approve the minutes as written. Voice vote showed all in favor.

PUBLIC COMMENT PERIOD

PUBLIC HEARING

Subject: Zoning Ordinance Text Amendment #1-17
Applicant: City of Colville
Proposal: Amend the Zoning Ordinance to update the Floodplain Ordinance

At 7:06 P.M., Chairperson Hoffman convened the scheduled public hearing to consider Zoning Ordinance Text Amendment #1-17. The Chairperson explained that the purpose of the hearing is to consider an amendment to the Zoning Ordinance to update the Floodplain Ordinance. After reviewing the hearing procedure, the Chairman declared the public hearing open at 7:07 P.M. and requested the staff report.

City Planner RJ Keetch referred to the staff report, which had been distributed to each Commissioner and the applicant prior to the meeting (attached hereto and made a part of these minutes). Mr. Keetch explained that in order to participate in the National Floodplain Program, the City of Colville must amend the current Floodplain Ordinance as it is not in compliance with the Department of Ecology policies. If the City of Colville continues to be non-compliant the community would not be able to participate in federally backed Floodplain Insurance.

There were no communications or petitions to be presented. There was no one in the audience wishing to speak on the issue being heard. Chairperson Hoffman closed the public portion of the hearing at 7:08 P.M.

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The Chairperson advised that having reviewed the staff report concerning the proposal, if the Commission is in agreement with the staff report, you may adopt (or adopt with modifications) its findings and conclusions as a basis for your action or you may state your own findings and conclusions.

Russ Larsen moved and Lynn O'Connor seconded the motion to recommend to the City Council the approval of Zoning Ordinance Text Amendment #1-17, as amended, based on the findings and conclusions outlined in the staff report. Motion passed unanimously.

PUBLIC HEARING

Subject: Zone Boundary Change #1-17
Applicant: Scott McMillan, Colmac Coil Industries
Proposal: Rezone property from C-3 (General Commercial) to L-I (Light Industrial)

At 7:10 P.M., Chairperson Hoffman convened the scheduled public hearing to consider Zone Boundary Change #1-17 by Scott McMillan, Colmac Coil Industries. She explained that the proposal is to rezone 6.67 acres of property, owned by Scott McMillan, from C-3 (General Residential) to L-I (Light Industrial). Ms. Hoffman reviewed the hearing procedure. None of the Commissioners had a conflict with the appearance of fairness requirements. No one in the audience objected to the participation of the Chairperson or any other Commission member in the proceedings. None of the Commissioners had engaged in communication outside the hearing with opponents or proponents on the issue being heard. Chairperson Hoffman opened the public hearing at 7:11 P.M. and requested the staff report.

A staff report had been distributed to each Commissioner prior to the meeting (attached hereto and made a part of these minutes). Staff evaluated the request and the one concern was potential loss of some residential enclaves of this area. After looking at the Comprehensive Plan and the Zoning Code there were no specific protections for residential in that area. Residential is not an allowable use in the L-I zone. Staff is confident that the rezone is consistent with the Comprehensive Plan and Zoning Code. Staff recommends approval of Zone Boundary Change #1-17.

There were no petitions or communications to be presented. Chairperson Hoffman opened up the floor for comments from the audience.

- Scott McMillan, applicant, explained that at first he was interested in a zone boundary change for the whole area but was only able to apply for a rezone for property owned by himself. In the future, after he has purchased more property in the area, he will consider going through this process again. Scott is willing to work with the Planning Department to complete suggested Conditions of Approval as provided by staff.
- Daron Tate, 960 E. Astor Ave., owner of Wynne Street Apartments, likes the idea if it is working well for Colmac Industries and their business. Colmac Coil Industries is immediately adjacent to the Wynne Street Apartments is Colmac Coil Industries and the activity of shift work. Daron requested to have assurance that when production starts in these areas it will not affect his tenants. Scott McMillan explained any development would not begin for years; his plans are still in motion. RJ Keetch added that whenever facilities like Colmac Coil Industries are developed there are

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protections in the Zoning Code that require mitigation, screening, or buffering between residential uses and industrial uses.

- Bill Pifer, 1930 E. Ivy, asked if there are any existing residences within the proposed boundaries. Scott McMillan explained there is one rental. Bill explained that his one concern of his is the loss of lower income housing in the community.

Chairperson Hoffman closed the public portion of the hearing at 7:24 PM.

The Chairperson stated that having reviewed the staff report concerning the proposal, if the Commission is in agreement with the staff report, you may adopt (or adopt with modifications) its findings and conclusions as a basis for your action or you may state your own findings and conclusions.

Russ Larsen moved and Avrum Baum seconded the motion to recommend to the City Council the approval of Zone Boundary Change #1-17, with conditions of approval as suggested by staff, based on the findings of fact outlined in the staff report. Motion passed unanimously.

OLD BUSINESS:

A. DISCUSSION ITEM – Complete Streets Ordinance

RJ Keetch explained that this had been discussed at the December 14, 2016 Planning Commission meeting. Melinda Lee and Kinsey Larsen, from Tri County Economic Development District (TEDD), had given a presentation explaining the Complete Streets initiative. The Complete Streets design concepts improve safety and help promote communities being active. Funding is available for this initiative, but the city must first create a Complete Streets Ordinance. Staff has created a draft ordinance that has been distributed to the commissioners prior to the meeting (attached hereto and made a part of these minutes). Staff is requesting support from the Planning Commission to take the ordinance to City Council.

Kinsey Larsen, TEDD, Department of Health Transportation Improvement Board and Washington State Department of Transportation will be holding a workshop that promotes Complete Streets. She invites anyone who is interested in attending.

Bill Pifer asked if there would be any obligations from the City if the Complete Streets Ordinance were adopted. RJ explained the ordinance would be merely guidelines and there would be no obligations.

NEW BUSINESS:

Discussion items A and B were combined.

A. DISCUSSION ITEMS – TAP Grant Proposal & Rectangular Rapid Flashing Beacons

RJ Keetch explained Mayor Janke is working on obtaining a TAP Grant provided through TEDD. One proposal is for signalized rapid flashing beacons for pedestrian safety. The other proposal is for a pedestrian bike and trail plan for the City of Colville. This will make it a little safer downtown and more pedestrian friendly. There was discussion involving the difficulty of being able to see pedestrians until they are many feet out into the road before drivers can see them.

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Kinsey Larsen, TEDD, has reviewed the draft submitted by the City of Colville. The intersections that would be affected are 1st Avenue, Birch Street, 2nd Avenue and 4th Avenue. Current bulb-outs are not up to WSDOT standards.

There was discussion regarding the Colville 2000 plan and the reason parking changed and traffic lights were removed.

REPORTS

RJ Keetch presented the following reports:

- Zoning Board of Adjustment meeting to be held April 13, 2017. It will consider the public parking lot at 2nd Avenue and Main Street proposed by the Colville Parking Commission.
- Grocery Outlet has announced they will be leasing the old Excel building and will be starting to remodel in the near future.

It was requested that Dr. Barry Bacon give a report about the Hope Street Project at this time. Dr. Bacon explained that the Hope Street Project is an opportunity to transform the lives of homeless individuals. The Hope Street Project has advised City Council of their mission and has received support. City Council has asked that letters of support be obtained from New Alliance and Rural Resources to ensure that efforts are not being duplicated. City Council has also asked that Hope Street's efforts ensure sustainability. Dr. Bacon has been looking for property to start the next phase for a multi-use building that includes housing. The Hope Street Project has many partners and now wishes to speak with the County Commissioners to gain support. Dr. Bacon says "The ultimate goal is to address homelessness in a way that is respectful and comprehensive and brings to them the services that they need to restore their lives."

RJ explains that one reason why he requested that Dr. Bacon come to the meeting and explain the Hope Street Program's efforts is because the City of Colville does not currently have an ordinance allowing the type of housing that has been proposed. An ordinance similar to a "Cottage Ordinance" or a "Tiny Home Ordinance" would have to be created. RJ asks if there is interest in helping form an ordinance regarding this type of proposal.

ADJOURNMENT

As there was no further business to come before the Commission, the meeting was adjourned at 8:30 P.M.