

City of Colville

PLANNING COMMISSION

April 11, 2012

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, April 11, 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: Russ Larsen, Alan Bedford, Jody Hoffman, Brenda Buckner, Bruce Dietz and Dee Hokom. 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 from the previous meeting of February 22, 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 carried.

OLD BUSINESS

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

Assistant Planner Melinda Lee distributed suggested changes to the Zoning Ordinance Table of Uses, Chapter 17.12.070, and associated definitions, as revised 4/10/12 (copy on file). She explained that staff has identified potential changes to the table that are needed for consolidation, clarification, or to better situate certain types of land uses in different zoning districts. Other handouts included a “draft” table of uses with the suggested revisions, new definitions, and a zoning map for reference (copies on file).

As proposed by staff, potential changes to the Table of Uses were reviewed and discussed as follows:

- *Group housing for 5 or less developmentally disabled* – To address questions about how this use would be applied, staff suggested including a definition of “Developmental Disabilities” to state “A cognitive, emotional, or physical impairment, especially one related to abnormal sensory or motor development that appears in infancy or childhood and requires ongoing supervision or medical care.” Melinda clarified that this use is intended for “developmentally disabled” people that need constant care. It was a consensus of the Commission to add the words “as determined by a licensed professional health care provider” for further clarification.
- *Home Occupation* – Melinda suggested revising the definition to state “service-oriented businesses” to eliminate retail sales and change from incidental to “secondary” use for clarification. She felt “incidental” denotes a typical use and home occupations are not typical. “Secondary” denotes a use that is subordinate to the primary residential use. The Commission felt that “secondary” should be further defined so that the intent is clear.

PLANNING COMMISSION

April 11, 2012

Page 2

- *Recreational Vehicle as dwelling unit* – Melinda noted that this would be a new use to comply with state legislation that requires that RVs be allowed as permanent dwellings in manufactured home parks and RV parks, which are allowed in the R-1-S, R-1, R-2, R-3, and C-3 Districts. Melinda suggested adding a new footnote (#42) that this only applies where RVs are hooked up to utilities and have a bathroom or have access to a bathroom in the park. Since regular residential use is not permitted in the LI & OS Districts, a footnote (#28) would need to be added to the category of “Recreational Vehicle Park” that limits the amount of time an RV can be in a park to four (4) weeks maximum in those districts. No further changes were suggested by the Commission at this time.
- *Automobile dealer and motor vehicle sales and service* – Staff proposed the change to consolidate similar uses. There were no further changes suggested by the Commission at this time.
- *Bakery, wholesale or distribution* – Melinda suggested adding the words “wholesale or distribution”. She explained that in 2005 the table was amended to permit bakeries in the LI District. Staff had recommended specifying “wholesale or distribution” but that was not done. Since “Bakery, Retail” is also listed, she felt delineating the two types of uses would help clarify the intent. There were no further changes suggested by the Commission at this time.
- *Beekeeping* – Melinda pointed out beekeeping is currently permitted in the R-1-S District only. At the previous meeting Don Strand requested consideration of an amendment to allow beekeeping as a conditional use in all other R-Districts. Additional information and photos from Mr. Strand were distributed for review and discussion (copies on file). At this time, Don Strand reviewed the information, including definitions and examples of restrictions, and answered further questions related to beekeeping. He pointed out that the Department of Agriculture regulates beekeepers/brokers and requires them to register with the Department (RCW 15.60.021). Mr. Strand advised that he is pursuing his goal of becoming an apprentice beekeeper and will be locating a hive on a site close by in the county. In the meantime, he requested that the Commission continue to give consideration to his request relative to beekeeping in the city. He offered to keep the Commission updated on the different stages of his endeavor. The Commission thanked Mr. Strand for an excellent presentation.
- *Biodiesel Operation* – Melinda explained that this would be a new use in response to a previous inquiry about the potential citing of such an operation. Recognizing that efforts seeking alternative fuels have been renewed again due to higher gas prices, staff proposed to add this as a conditional use in the C-3 District and permit it outright in the LI. There were no further changes suggested by the Commission at this time.
- *Blueprinting* – Staff proposed to strike this use and include it with printing shops and newspaper office, which would also permit them in the LI District. There were no further changes suggested by the Commission at this time.
- *Driving range associated with golf course* – Staff suggested striking this and adding “golf course” as a new use and include “and associated driving range” since the golf course is the primary function. In the discussion which followed, staff further suggested that the use be listed instead as “golf course and/or driving range” because a driving range does not necessarily have to be associated with a golf course. There were no further changes suggested by the Commission at this time.

PLANNING COMMISSION

April 11, 2012

Page 3

- *Electric vehicle charging station* – Staff suggested this as a new use to meet a current need. It was recommended that charging stations be allowed in the C-2 and C-3 Districts in off-street public or private parking lots. There were no further changes suggested by the Commission at this time.
- *Fairs* – Melinda noted that “fairs” are currently listed as a singular use. She suggested that a definition for “fair” be added to state “An event held during a specified time and location for the purpose of buying and selling of goods, exhibition, competition, entertainment, information or charitable benefit.” “Fairgrounds” is currently listed as a separate category, which is confusing because “fairs” could be located somewhere besides the fairgrounds. In the discussion which followed there was a question regarding whether the “farmers market” would be defined as a “fair”. It was pointed out there are currently two separate groups holding a “farmers market” in the city and it was questioned whether the proposed change would permit them to continue in the commercial districts. It was suggested that a conditional use permit could be required in the commercial districts for events that are considered “fairs”. It was Melinda’s understanding that the farmers market is regulated by the Colville Municipal Code under the Peddlers chapter. She will research the history of the farmers market on Astor Avenue, in the C-2 District, and make a report at a future meeting.
- *Farm machinery* – Melinda suggested striking this, consolidating similar uses, and rewording the category to state *Heavy equipment sales and service, including farm machinery and boats*. There were no further changes suggested by the Commission at this time.
- *Floor covering store* – Melinda suggested striking this use and consolidating it with other similar uses like interior decorator studio, paint & wallpaper store, etc., under a new category of “Home Improvement”. No further changes were suggested by the Commission at this time.
- *Funeral Home and Crematorium* – It was noted that this is an existing use located in the C-2 District however it is not listed in the table. Melinda felt that in the future funeral home/crematorium should be discouraged in the C-2 District because the use is too intense. Permitting this use outright in the C-3 and LI would allow new applicants adequate space to conduct the business and provide off-street parking. There were no further changes suggested by the Commission at this time.
- *Golf course and associated driving range* – As discussed earlier, Melinda suggested changing this new use to state “golf course and/or driving range” as permitted in the OS District. There were no further changes suggested by the Commission at this time.
- *Home Improvement* – As discussed earlier, Melinda suggested consolidating similar uses under the category of “Home Improvement” and permit them outright in the C-2 and C-3 Districts. In discussion which followed it was felt that retail shops that typically do not have outside storage could be considered under this category. It was determined that the “Colville Do It Center” is a hardware store and has very limited seasonal merchandise on display outdoors and could also be categorized as “Home Improvement”. It was a consensus to combine these types of retail oriented uses and create a new category for “Hardware/Home Improvement”.

Discussion followed regarding the “Building Materials” and “Lumber Yard” categories such as Haney’s and Builders Shopping Center, which typically are more intense uses and have more outdoor

PLANNING COMMISSION

April 11, 2012

Page 4

storage of lumber, pipe, landscape materials, etc. It was a consensus to combine uses to create a “Lumber Yard/Building Materials” category. Melinda will review the uses and zoning districts for compatibility and present her findings at the next meeting.

- *Interior decorator studio* – As discussed earlier, this category would be stricken and the use considered under the category of “Hardware/Home Improvement”.
- *Keeping of livestock (no changes proposed at this time)* – Melinda explained the keeping livestock is only permitted in the R-1-S. She advised that in the past staff has received inquiries about keeping chickens in the city. She referenced a letter from Shane & Lea Heideman, 560 N. Elm Street, which was distributed earlier (copy on file). Discussion of this item was continued until later in the meeting.
- *Lumber Yard, retail or wholesale* – As discussed earlier, it was a consensus to combine similar uses in a category for “Lumber Yard/Building Materials” recognizing that these uses are typically more intense and have associated outdoor storage.
- *Marine craft, equipment & supply sales & repair & service of small craft* – Melinda suggested permitting these uses outright in the C-3 District as they are already permitted conditionally in the C-2 and permitted outright in the LI Districts. A suggestion was made to strike the word “boats” from the “Heavy equipment...” category to eliminate duplication.
- *Meat packing and processing* – This category would be a new use. In the past, in response to an inquiry the Administrative Official determined that this use may be appropriate in the LI District. Melinda explained that in 2011 Gallo Meats reopened in their former place of business in the LI District. They have since built a holding pen or stockyard in the back. Recognizing that stockyards and slaughterhouses were specifically deleted from the Table of Uses in 1997, staff is proposing to allow meat packing and processing as a permitted use in the LI District with a note that live animals may only be on the premises strictly for the purpose of receiving and not be housed there. There was some discussion regarding what is done at the site and it was noted that most of the operation appears to be done indoors. Based on conversations and observations of the site, Melinda felt that the impact on surrounding properties appears to be minimal and no complaints have been received. She pointed out that there are licensing requirements through the Health Department that also govern the use. There were no further changes suggested by the Commission at this time.
- *Motor vehicles, heavy equipment, boats, retail sales* – As discussed earlier, these uses would be stricken and consolidated with other similar uses.
- *Paint & wall paper store* – As discussed earlier, this would be stricken and consolidated under a new “Hardware/Home Improvement” category.
- *Private parks, playgrounds & publicly owned recreational facilities* – Melinda explained that currently we have two separate categories that include parks. In order to distinguish between the parks, she proposed adding the word “private” to identify parks that are designated through the subdivision process for the benefit of the occupants of that specific project. As a result of discussion, it was determined that parks that are designated through the subdivision process are deeded to and

PLANNING COMMISSION

April 11, 2012

Page 5

maintained by the City as a “public” park. Melinda concluded that adding the word “private” would confuse the issue.

- *Public parks, open space, amusement parks, zoos, fairs* – As discussed earlier, “fairs” should be stricken from this line because it is listed separately.

In the discussion which followed it was recognized that the two categories for parks list both passive and active uses. It was suggested that “public parks, playgrounds and open space and be consolidated into one category and be permitted outright. It was a consensus that “amusement parks, zoos and recreational facilities” could be identified as a separate category and be conditionally permitted.

- *Printing shops & newspaper office and blueprinting shop* – As discussed earlier, blueprinting would be added to this category as a similar use.
- *Recreational Vehicle Park* - As discussed earlier, to comply with state legislation, RV Parks would be allowed conditionally in the C-3 District and a footnote (28) would be added in the LI District stating that “occupancy shall not exceed four (4) weeks and RV parks are prohibited in publicly owned park sites.”
- *Second hand store/thrift store* – Melinda recommended adding this category to the table as a new use permitted in the C-2 District if there is no outside display or storage and permitted outright in the C-3 & LI Districts. She noted that a commercial use located adjacent to an R District must be screened with a site obscuring fence or wall. New definitions for second hand store and thrift store were proposed. There were no further changes suggested by the Commission at this time.
- *Service station including convenience store* – Currently this is conditionally permitted in the C-2 District and permitted outright in the C-3 and LI Districts. It was recognized that the former Ron’s Stop N’ Shop, at the corner of 3rd & Main, is located in the C-2 District. Since this property has been vacant for many years it was questioned whether someone would have to go through the conditional use permit process if the same use were to resume. Staff recommended eliminating the conditional use permit requirement for the C-2 District pointing out that projects can be evaluated during other permitting processes. In the discussion which followed Commissioners expressed concerns about the site and the potential for contamination from underground fuel tanks. It was felt that it may not be desirable to have a service station/convenience store in some downtown locations. It was a consensus to keep this category as a conditional use in the C-2 District to provide an opportunity for project review and mitigation, if necessary.
- *Keeping of livestock (continued from earlier discussion)* – Melinda explained that she has done some research concerning the keeping of chickens. She referenced the letter received from Shane & Jamie Heideman, 560 N. Elm Street (copy on file). The Heidemans are requesting a change to Zoning Ordinance Table 17.12.070, which allows the keeping of chickens only in the R-1-S District, to include the other residential districts. They state “A limited number of hens only, kept in a coop, away from property boundaries, would provide a fun, educational, healthy food to families living in these residential areas. Many cities have adopted a policy to allow “backyard hens” with positive results.”

PLANNING COMMISSION

April 11, 2012

Page 6

Melinda noted that although the staff has received other inquiries, no one else has submitted a written request to change the table of uses relative to the keeping of chickens in the city. At this time, staff did not recommend any changes because they did not feel that a strong case of need has been presented. The R-1-S District currently allows the keeping of livestock including chickens.

In the discussion which followed it was a general consensus that future presentations by the public could be considered if they are well researched and can demonstrate a stronger case to amend the ordinance. No changes were suggested by the Commission at this time.

NEW BUSINESS

A. Elections of Officers (Bylaws, Article III.2).

Alan Bedford moved and Russ Larsen seconded the motion to retain the current officers for the following year. Chairperson Jody Hoffman and Vice-Chairperson Alan Bedford were elected by unanimous consent.

B. Member vacancy.

At this time, Bruce Dietz submitted his resignation from the Commission as he is relocating to Spokane. The Commission and staff thanked Bruce for his interest and participation in the betterment of the community.

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS

Melinda indicated that she would make the suggested changes to the Table of Uses and bring them back for review at the next meeting. She noted that any revisions to the development regulations will need to go through the public hearing process prior to adoption.

Discussion followed relative to the next meeting date. By unanimous consent, the next Planning Commission meeting was scheduled for May 9, 2012.

ADJOURNMENT

As there was no further business, Dee Hokom moved and Russ Larsen seconded the motion to adjourn. There were no objections and the meeting was adjourned at 9:04 P.M.