

City of Colville

PLANNING COMMISSION

May 8, 2013

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, May 8, 2013, 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: Alan Bedford, Jody Hoffman, Dee Hokom, and Russ Larsen. MEMBERS ABSENT: Brenda Buckner and Terry Cripps. One vacancy exists. STAFF PRESENT: Assistant Planner Melinda Lee and Recording Secretary Susan Davis.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of April 24, 2013 had been distributed to each member prior to the meeting. Melinda Lee noted a correction on Page 1, the last line should state “The application for a variance is \$200...” Alan Bedford moved and Russ Larsen seconded the motion to approve the minutes as corrected. Voice vote showed all in favor.

OLD BUSINESS

A. Continued discussion regarding proposed design standards for Recreational Vehicle Parks.

The 05/02/13 revised draft of proposed Recreational Vehicle Park Design Standards, as prepared by Brenda Buckner, had been distributed to each member prior to the meeting (attached hereto and made a part of these minutes). Melinda Lee noted item #1.a), RV Site Design, requires that the site and storm drainage plans be prepared by a licensed engineer. She felt other references to “engineer” in that paragraph are redundant and suggested they be deleted. There were no objections from the Commission.

Melinda recommended adding new definitions for “Park Model”, “RV site”, “sanitary station or dump station”, and “tent”. The Commission concurred and Melinda offered to develop some proposed definitions.

Dee Hokom expressed concern with the wording in item #12.cc), Park Facilities, regarding restroom facilities. She felt the requirement should be more defined to make the intent clear. Melinda confirmed that the intent is to require a minimum of four (4) restroom stalls (at least one (1) standard toilet and one (1) ADA accessible toilet for each sex) in RV Parks with “1 to 100” parking pads. She advised that she will do more research to see if there is a way to clarify the requirement.

Photos of different RV Park layouts were distributed to each member for information (attached hereto and made a part of these minutes). As a result of further research, Melinda indicated she found out that asphalt in this area does not get hot enough to become pliable and cause problems. She suggested that asphalt be permitted as an alternative surfacing material. There were no objections from the Commission.

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Relative to RV Park Design, Melinda noted that previous discussions were based on pull through pads. She pointed out that the sample layout for a 2-acre park shows one-way roads with back to back pads. She stated two-way roads would have to be developed in order to accommodate back to back pads.

In conclusion, Melinda advised that she will do further research and develop proposed revisions based on tonight's discussion and then reformat the standards consistent with the Colville Municipal Code. Following minor revisions and reformatting, it was a consensus of the Commission to move forward with the amendment process, which includes an informational meeting and future public hearings.

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

PUBLIC COMMENT PERIOD:

Melinda reported that she had expected a member of the public to come and approach the Commission about chickens. The citizen had asked why she couldn't have chickens at her residence on N. Main Street, in the C-3 District. Melinda pointed out that the current regulations only allow chickens in the residential districts. She questioned whether the Commission would consider amending the regulations to include the C-3 District. In the discussion which followed Al Bedford and Russ Larsen had no objection to allowing chickens in the C-3 District on commercial or residential lots, subject to compliance with the regulations. Jody Hoffman expressed the feeling that chickens should be restricted to residential lots only if allowed in the C-3 District. Melinda indicated a willingness to do more research for future discussion.

REPORTS

Melinda reported that she spoke with Municipal Services Administrator Eric Durpos regarding the status of E. Hawthorne Avenue improvements. It appears that this is a large long term project, which will be done in phases. At this time, Welch Comer has been contracted to put together a funding strategy to start preliminary designs for possible future improvements. Consideration will be given to amenities such as bike lanes/pedestrian paths and sidewalks. Melinda explained that accommodating these types of amenities will be dependent on the Hawthorne Avenue right-of-way width, which varies. Dee Hokom expressed the feeling that the community needs to provide more bike lanes/pedestrian paths and sidewalks because this is the wave of the future. She pointed out more and more seniors and others with special needs are using motorized wheelchairs and scooters and they need access to these types of amenities. Dee felt the City Council should be encouraged to move forward through grants or other funding sources, when possible, to provide for the use of alternative modes of transportation, which is consistent with the City's Comprehensive Plan.

Melinda requested that consideration be given to canceling the regular meeting of May 22, 2013 to allow her more time to research issues and questions generated during tonight's discussion. It was a consensus of the Commission to cancel the May 22nd meeting. The next regular meeting of the Commission will be held on June 12, 2013.

ADJOURNMENT

As there was no further business to come before the Commission, Alan Bedford moved to adjourn. Dee Hokom seconded. There were no objections and the meeting was adjourned at 7:38 P.M.