

City of Colville

PLANNING COMMISSION

May 9, 2012

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, May 9, 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, and Dee Hokom. MEMBERS ABSENT: Two vacancies exist. STAFF PRESENT: Assistant Planner Melinda Lee and Recording Secretary Susan Davis. OTHERS PRESENT: Loren Storer, Sue Storer, Deanna Draney, and Roger McMillan.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of April 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. Voice vote showed all in favor.

OLD BUSINESS

- I. Continued discussion of amendments to the Colville Zoning Ordinance, Chapter 17.12.070, Table of Uses.
 - a) Proposed revisions from April 11, 2012 meeting.

Assistant Planner Melinda Lee reviewed the “draft of proposed changes” from the April 11, 2012 meeting as outlined on Table 17.12.070 (Permitted and Conditionally Permitted Uses) and Chapter 17.64.080 (Use of recreational vehicles as permanent dwelling units), which had been distributed to each member prior to the meeting (copies on file).

Ms. Lee explained that staff suggests that the category of “Service stations including convenience store” be changed to reflect that a service station without a convenience store would also be permitted. A change was suggested to read “Service stations (*may include convenience store*)” to meet this intent.

Melinda noted it was previously questioned whether a farmers market would be considered a “fair”. She proposed revising the definition of “fair” to include farmers market, to read “An event held during a specified time and location for the purpose of buying and selling goods *and/or produce*, exhibition, competition, entertainment, information, or charitable event.” She stated fairs are allowed in the LI (Light Industrial) and OS (Open Space) Districts. The Wednesday farmers market is now located in the LI District between the truck route and S. Washington Street. Dee Hokom questioned how the Saturday farmers market got permission to locate on Astor Avenue in the C-2 (Central Business) District. Melinda explained in 1999 the City Council granted a special exception to the farmers market for the Astor Avenue location. It appears that there is no limitation on how long they can do it there. She felt that if they cease it is likely they would have to seek a special exception again.

PLANNING COMMISSION

May 9, 2012

Page 2

Melinda pointed out the footnotes on the revised draft Table of Uses have been renumbered to reflect proposed changes.

- b) Proposed revisions to Chapter 17.64.080, regarding use of recreation vehicles as permanent dwelling units.

Melinda explained that the proposed changes are necessary to comply with recent legislation requiring that recreational vehicles be allowed as permanent dwelling units. The draft revisions to Chapter 17.64.080 outline the regulations for the use of recreational vehicles as dwelling units in designated RV parks and manufactured home parks in specific districts as shown on the draft Table of Uses.

Ms. Lee questioned whether the Commission felt skirting should be required for permanent RVs. It was noted that state legislation allows local jurisdictions the option of regulating skirting. In the discussion which followed some comments were expressed regarding aesthetics, safety, and the logistics of skirting RVs (big trailers, campers, etc.). It was a general consensus to have staff gather information from other jurisdictions relative to skirting for further review.

At this time there was discussion concerning whether or not to require a permit and fee for permanent RVs. Melinda noted that currently the permit fee for a manufactured home is \$75 per section. She did not feel that an RV inspection would be nearly as involved as a manufactured home inspection. An inspection of an RV would ensure that they are connected to utilities and have bathroom facilities, a shower, and the proper insignia issued by the state regulatory agency indicating that the unit meets prescribed standards for a recreational vehicle. It was generally felt that a permit would provide a process to document location and compliance with applicable codes. It was a consensus to have staff gather additional information from other jurisdictions regarding permit requirements for future discussion.

In response to a question at the previous meeting, Melinda advised that the fuel tanks at the former Ron's Stop & Shop, at 3rd & Main Streets, have been legally abandoned and left on-site per the Fire Code. Melinda felt if someone wanted to do another service station there they would likely have to put in new tanks. There was a concern expressed about the condition of the site, which is regulated by other codes.

Melinda advised that she and the Planning Director have been discussing "storage and freight terminals", which are currently only permitted in the I (Industrial District). The only land in the city designated as Industrial is the wastewater treatment plant. Staff felt consideration should be given to permitting "storage and freight terminals" in the LI District also, as they typically locate on large parcels near highways, truck routes, and railroads, such as lots in the vicinity of Hearth & Home and Haney's.

It was questioned whether "meat packing and processing" in the draft Table of Uses is intended to allow retail sales. It was noted that Gallo Meats is currently advertising retail sales. Based on other permitted uses in the LI District (such as delicatessen and restaurants), it was a consensus to change this proposed category to read "meat packing, processing and sales" to include retail or wholesale sales. It was recognized that this type of use is also regulated by the Health Department. There was discussion regarding the footnote stipulating that "livestock will be allowed on site for receiving only; feed lots/stockyards are prohibited." Clarification was requested concerning how long livestock could be housed; for instance, a maximum number of days or hours. Suggestions ranged from 24-72 hours to 2-3 working days. Staff was requested to contact the Gallos for more information about their operation.

PLANNING COMMISSION

May 9, 2012

Page 3

Roger McMillan explained that he owns two lots on Railroad Street (truck route) between 1st & 2nd Avenues in the LI District, which he plans to sell. He also owns parcels on Railroad Street between 2nd & 3rd Avenues which are split by the LI District and the C-3 (General Business) District. His tenant, the Red Barn, currently occupies second hand retail space on the lot in the C-3 District and is restricted to a warehouse on the other parcel in the LI District. Mr. McMillan indicated strong support for the proposed addition to Table 17.12.070 to allow "Second hand store, thrift store" as an outright permitted use in the C-3 and LI Districts. He felt businesses like the Red Barn are appropriate along the truck route and could help promote the overall economy.

- c) Possible revisions to permit or conditionally permit the keeping of chickens in residential zones.

Based on discussion at the previous meeting, Melinda explained that she contacted some people who had in the past inquired about the keeping of chickens in the city and encouraged them to come and provide input on this issue. Currently the keeping of livestock, including chickens, is only permitted in the R-1-S (Single Family Suburban) District.

Sue Storer, 8th & Lincoln, expressed support for the keeping of chickens subject to conditions, such as limit the number of hens, prohibit roosters, require minimum lot area and pen size, and require a permit.

Deanna Draney, 11th & Oak, expressed support for the keeping of "backyard" chickens subject to conditions as well. She felt urban chickens provide a good quality food source; are a natural source of fertilizer; they eat kitchen scraps that would normally go to the landfill; are quieter than a barking dog or lawnmower; and are fun and educational for children. She noted that other cities such as Seattle, Kettle Falls, and Salem, Oregon allow chickens. She presented a copy of the ordinance from Kettle Falls and requested that the Planning Commission consider adopting these or similar standards for the keeping of chickens in all residential districts (copy on file). Ms. Draney indicated she would be willing to get a permit, if required.

The Planning Commissioners thanked Ms. Storer and Ms. Draney and encouraged them to work with staff to put together information and a possible recommendation for future consideration.

Melinda indicated that staff would research the questions that were generated during discussion and present her findings at a future meeting. She reiterated that the process of reviewing the development standards will continue throughout the coming months with possible adoption near the end of the year.

NEW BUSINESS

Dee Hokom commented that she spoke with staff in the past about developing a bike/hiking trail up to the "C" on Colville Mountain as a possible tourist attraction or recreational opportunity for the city. She stated that Jim Lapinski indicated that the City has an easement that might be available to do that. She asked if the Commissioners had any thoughts regarding guidance or direction for staff to pursue it as part of a city plan. Alan Bedford pointed out a major consideration with this type of project is maintenance. Melinda pointed out that in order to be eligible for grant funds; an established maintenance program is required. Deanna Draney expressed support for the creation of additional recreational opportunities. She suggested that a voluntary program such as "Adopt A Trail", similar to the highway program, could be

PLANNING COMMISSION

May 9, 2012

Page 4

one way of addressing the maintenance issue. Some Commissioners suggested improvements including developing trail heads, graveled parking area, benches, and trash cans. It was recognized that the idea would need to be presented to the public for input.

PUBLIC COMMENT PERIOD: There were no further public comments.

REPORTS: There were no reports.

ADJOURNMENT

As there was no further business, Russ Larsen moved and Alan Bedford seconded the motion to adjourn. There were no objections and the meeting was adjourned at 8:30 P.M.