

City of Colville

PLANNING COMMISSION

August 28, 2013

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, August 28, 2013, in the Council Room at City Hall. Chairperson Jody Hoffman called the meeting to order at 7:03 P.M. without a quorum present.

MEMBERS PRESENT: Jody Hoffman, Brenda Buckner, and Alan Bedford. MEMBERS ABSENT: Dee Hokom, Russ Larsen, 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 August 14, 2013 had been distributed to each member prior to the meeting. Due to the lack of a quorum, the approval of the minutes was deferred to the next regular meeting.

OLD BUSINESS

- A. Continued discussion regarding potential amendments for the 2013 Comprehensive Plan/Development Regulations docket.

Assistant Planner Melinda explained that the proposed amendments have been submitted for consideration but the Planning Commission is not obligated to recommend changes.

- Discussion regarding potential amendments to the standards for Temporary Use Permits in Chapter 17.84.

For information purposes, Assistant Planner Melinda advised that she has been doing more research regarding the proposed \$500 bond requirement for Temporary Use Permits. She found that there are some other jurisdictions with language in their ordinances that allow the Administrative Official to use discretion and determine a bond amount depending on the circumstances.

Melinda explained that a citizen has asked permission to install an RV on a vacant lot in the R-3 District as a temporary use. This would be a permitted use under the current regulations. Based on the proposed changes, Melinda was uncertain whether a bond should be required in a situation such as this. In the discussion which followed Jody Hoffman and Brenda Buckner questioned whether individual (residential) requests could be considered differently than commercial requests, such as circuses, carnivals, or car fairs which generate income. The members recognized the purpose of a bond but felt that it could cause a hardship for individual requests. They stated that some guidelines would be needed in order to justify discretionary decisions. Alan Bedford questioned whether an individual could go through a bonding company where they might only be required to post 10% of the bond amount. Melinda offered to research the bond issue further and present her findings at a future meeting.

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- Discussion regarding potential amendments to the standards for the Keeping of Chickens in Chapter 17.64.190.

Melinda stated that recently during inspections individuals have asked her if they could let their chickens loose in a totally enclosed garden area or use “tractors” which are self contained portable units that can be moved around the yard so the chickens can forage. As a result of brief discussion, it was felt that it might be all right to let chickens temporarily forage in an enclosed garden area or a tractor if the chickens are secured and supervised. Alan Bedford suggested asking the individuals that are making these requests to submit a proposal for consideration similar to what was asked of Mr. Strand for beekeeping. Melinda expressed a willingness to put together more information for presentation at a future meeting.

Melinda reported that she had responded to a complaint about chickens at a specific site. She verified that a permit had been issued and investigated the site but found no violations. The complainant had also expressed her opposition to allowing chickens in the city because of odor, noise, and their attraction to stray cats and skunks.

Relative to her original list of potential actions, which was presented at a previous meeting, Melinda reported that no amendments to the beekeeping regulations have been submitted by the public at this time.

Prior to formulating a recommendation, the Commissioners felt there was time during the docket period to accept more public input on these issues. Melinda explained that a recommendation by the Commission at its September 25<sup>th</sup> meeting would provide direction to staff prior to the September 30<sup>th</sup> deadline for submitting proposed amendments.

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

PUBLIC COMMENT PERIOD: There were no public comments.

REPORTS: There were no reports.

### ADJOURNMENT

As there was no further business, Chairman Hoffman adjourned the meeting at 7:41 P.M.