

City of Colville

PLANNING COMMISSION

September 11, 2013

7:00 P.M. – City Hall

MINUTES

The Colville Planning Commission held a regular meeting on Wednesday, September 11, 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: Russ Larsen, Jody Hoffman, Brenda Buckner, Alan Bedford, and Dee Hokom. MEMBERS ABSENT: Terry Cripps. One vacancy exists. STAFF PRESENT: Director of Building & Planning Jim Lapinski and Recording Secretary Susan Davis. OTHERS PRESENT: Jenny Lytle.

MINUTES OF PREVIOUS MEETING

The minutes from the previous meetings of August 14, 2013 and August 28, 2013 had been distributed to each member prior to the meeting. Russ Larsen moved and Brenda Buckner seconded the motion to approve the August 14, 2013 minutes as written. Motion passed. Alan Bedford moved and Brenda Buckner seconded the motion to approve the August 28, 2013 minutes as written. Motion passed.

OLD BUSINESS

- A. Continued discussion regarding potential amendments for the 2013 Comprehensive Plan/ Development Regulations docket.
- Discussion regarding potential amendments to the standards for Temporary Use Permits in Chapter 17.84.

Director of Building & Planning Jim Lapinski noted that staff has no new information to present at this time. It was noted that Assistant Planner Melinda Lee has proposed a potential amendment which would include "...a stipulation that the City shall have the right to summarily remove a temporary use if the property owner/or occupant does not vacate the premises prior to the expiration of the permit." The provision for a bond in the amount of \$500 has also been proposed, which would be returned at the time the use has been appropriately terminated. If the City must proceed with summary abatement, the bond will not be returned.

Mr. Lapinski indicated he does not strongly support or oppose the proposed requirement for a bond but felt it may not be necessary if specific language could be included to prohibit someone from reapplying for a temporary use permit (TUP) on the same property upon the expiration of the permit. Based on the lack of clear direction in the ordinance, he stated his main intent is to ensure the "temporary nature" of the use and provide a mechanism for termination.

During previous discussions there was a concern expressed that a \$500 bond could cause a hardship for some applicants and could deter them from applying. The Commissioners had asked if commercial

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temporary uses, such as car fairs, circuses or carnivals, could be considered differently than residential uses, such as a temporary RV. Mr. Lapinski suggested using the word “may” instead of “shall in deciding whether a \$500 bond would be required or not. Dee Hokom felt that if you do that you have to be cautious and have some specific guidelines to avoid legal issues. Ms. Hokom felt the bond requirement could work but suggested that a “security deposit” might be an alternative option to consider.

Commissioners asked whether there are mechanisms in place to handle situations where a temporary use ceases and leaves a site in an unsatisfactory condition and/or destroys public property. Jim pointed out that the City Council is the review authority for requests for temporary uses on city property or public right-of-way so these standards would not apply. Temporary uses on private property are regulated by the Zoning Ordinance and there are specific provisions that must be complied with. He stated often times City staff can enforce the normal nuisance provisions in the Colville Municipal Code on public or private property.

It was decided that staff would revisit the proposed amendment and present any new findings or suggestions at the next meeting.

- Discussion regarding potential amendments to the standards for the keeping of chickens in Chapter 17.64.190.

Jenny Lytle, 676 E. 3<sup>rd</sup> Avenue, Colville, WA, thanked the Planning Commission for considering her proposed changes to the standards for the keeping of chickens including the possibility of allowing chickens to temporarily forage in enclosed garden areas and/or allow the use of “tractors” as referenced the previous minutes of August 28<sup>th</sup>. She expressed support for the adoption of the proposed amendments.

Chairperson Jody Hoffman explained that the Planning Commission will continue its review and consideration of the proposed text amendments at its September 25<sup>th</sup> meeting. She reviewed the timeline for potential action and noted that public hearings will need to be held this fall with possible adoption by the City Council in December.

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, Alan Bedford moved to adjourn. Dee Hokom seconded the motion and the meeting was adjourned at 8:02 P.M.