

**CITY OF CONNELL, WASHINGTON
MEETING OF THE PLANNING COMMISSION**

February 25, 2019

The meeting of the Connell Planning Commission was called to order at 5:30 p.m. in City Hall.

ROLL CALL

PRESENT: Commission Chairman Roger Bailie, Commission Members Vangi Ellwein, Robert Misener, Bruce Blackwell

STAFF: Mayor Lee Barrow, City Administrator Maria Peña, Accounting Clerk Ivan Barragan, Building/Planning Clerk Sterling Joyner

VISITORS: James & Stacy Ferguson, Nicole Stickney AHBL (via telecommunication)

CONSENT CALENDAR

Motion: Commission member Misener moved to accept July 30th, 2018 minutes as written. Commission Chairman Bailie seconded. Motion passed unanimously.

ORDER OF BUSINESS

Public Hearing – Zoning change to Short Plat 2009-01, Lots 1-4, File #1004.00

A) Staff Report

Commission Chairman Bailie read the public hearing procedure to the commission. He called for the staff report shortly after. Nicole, contract planner for the City of Connell, announced the applicants James and Stacy Ferguson; and their plan to rezone approximately 2.93 acres from the current district designation of RL (Residential, Low Density) to RM (Residential, Medium Density). These lots were legally described as SHORT PLAT 2009-04, Lots 1-4 and were located in between N. Ephrata Ave. and U.S. 395 right of way. All of the public notice requirements were met.

Nicole stated the subject site was located within an area identified as “Residential” by the Connell Comprehensive Plan Land Use map. Either zoning district was appropriate for the site. No changes needed to be made to the comprehensive plan before the rezone request could be considered.

Nicole summarized the planning analysis and explained an example. The example was that the lots could be re-platted to smaller lots which would allow duplexes or single-family residences on each lot. Any future (short- or long-) plat application would be evaluated and considered separately from the rezone request, including any conditions or requirements. In the analysis was a table which outlined the current zoning district and the requested zoning district for comparison. Development standards for the RM district allowed for a more intensive

development as compared to the RL district. It was determined that city water and city sewer were available to the site, and extension of the services would be subject to requirements and fees per city code.

Nicole stated it did not appear that the level of service of N. Ephrata Ave. would be impacted or that there would be any deterioration in levels of service for the facility. Nicole pointed out the proposed rezone area. It was surrounded by a few houses to the N., one of which was directly adjacent to the N. property line of the parcel in the rezone that has a home. The subject parcels were surrounded on the N. and S. side by RL zoning. To the W. of the subject parcels across Ephrata Ave. there were parcels zoned RM. If the rezone was approved the subject parcels would match the zone W. and not zones N. and S.

The only critical areas (environmentally sensitive areas) on or near the site are steep slopes, which were mapped for the eastern most portion of the site. Any future development would be subject to compliance with the city's critical areas ordinance.

Nicole presented the findings of fact and they were as followed. The proposal was consistent with the comprehensive plan and met the current requirements; and intent of the CMC (Connell Municipal Code). The proposed change promotes the public necessity, convenience, and general welfare. The proposal adequately mitigates impacts under Title 15 [Environment] of the CMC. The proposal was in the public's interest.

Nicole directed attention to the commission members and suggested a positive recommendation; recommending an approval to the city council based on the adopted findings of fact contained in the staff report.

B) Public Comment

Mr. Ferguson entertained questions. Commission member Ellwein asked Mr. Ferguson what his plan was to do with the aforementioned parcels. Mr. Ferguson stated the plan was to get more possible uses out of the land and increase the opportunity of potential buyers. He did not intend to short-plot any further than it already was. At the moment the only lot they were looking to sell was the N.W. lot next to Ephrata Ave. They were keeping the other three lots because it was required of them to build a paved road 20 ft. wide with a 60 ft. hammerhead. Commission chairman Bailie closed the public testimony portion of the public hearing.

C) Recommendation Consideration

Commission member Blackwell moved to accept the staff report as presented and forwarded the Ferguson Rezone Application, case file # 1004.00 with a recommendation of approval to the City Council, based on the adopted findings of fact, as contained in the staff report. Commission member Misener seconded. Motion passed unanimously.

OTHER BUSINESS

No other business.

MEETING ADJOURNED

The meeting was adjourned at 6:00 p.m.

ATTEST:

Ivan Barragan, Assistant Secretary to Planning Commission