

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

May 29, 2018

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, and Jay Patel

ABSENT:

STAFF: City Administrator Maria Peña, Building Services Clerk Sterling Joyner,
Accounting Clerk Ivan Barragan

VISITORS: No members of the public present

CONSENT CALENDAR

Motion: Commission member Misener moved to accept April 30th, 2018 minutes as written. Commission member Ellwein seconded. Motion passed unanimously.

ORDER OF BUSINESS

COMPREHENSIVE PLAN UPDATE

Building Services Clerk Sterling Joyner led discussion regarding the material provided by Nicole an AHBL representative. The attachments from Nicole included a preliminary zoning map for the City of Connell, the city's land use map, and a draft project memo. Sterling Joyner stated a couple of changes that would need to alter the current zoning map which included the lots next to the tennis courts, and the Welch property that was rezoned. Sterling Joyner spoke about the draft project memo from Nicole and in that draft there was some inconsistencies between the current zoning and land use designations. Sterling Joyner mentioned the City of Connell would inquire for public comment in a public hearing before updating the comprehensive plan.

Commission Chairman Bailie started discussion on personal property with the approval of the rest of the commission members. The discussion was about receiving Columbia Basin water within city limits on a property he has planned to have de-annexed from city limits.

City Administrator Maria Peña read off an inconsistency from the documents Nicole presented which stated that the City of Connell Comprehensive Plan labeled a property as commercial but the zoning map labeled the same property as agricultural. Sterling Joyner read that courts have determined that where there are inconsistencies the adopted zoning map prevailed. Commission member Bruce Blackwell stated to go with the recommendation Nicole had which was to eliminate the term agricultural from city limits. Maria Peña stated in the process of updating the City of Connell maps the city would need to contact property owners affected by those changes. Maria Peña said to have the city maps match the comprehensive plan focusing on agricultural zones and to have them changed to commercial along with a few other zoned properties.

Maria Peña mentioned speaking to Nicole about the race track which was to be located North East of Highway 395 North of Lind Road and Nicole told her zoning it industrial would be best. The race track was still in the process of being annexed. Maria Peña spoke about the intention to have annexed only a piece of land for the race track and Franklin County told the city anything below Lind Road would not be annexed because there was a special designation on that land. To have been able to take that special designation out of that land it took a certain process that the county does not even have in place. Maria Peña stated that piece of land was going to be excluded from the annex process. Sterling Joyner commented that the city would need to establish an urban growth boundary before any of the previous steps would take place.

Moving forward to future meetings for the planning commission, Sterling Joyner mentioned shooting for the next planning commission meeting on June 25th 2018.

OTHER BUSINESS

No other business.

MEETING ADJOURNED

The meeting was adjourned at 6:17 p.m.

ATTEST:

Ivan Barragan, Assistant Secretary to Planning Commission