

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

**June 25, 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, Jay Patel

**ABSENT:**

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

**VISITORS:** Nicole Stickney, Burl Booker, Jim Paul

**CONSENT CALENDAR**

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

**ORDER OF BUSINESS**

**INTRODUCTION OF NICOLE STICKNEY OF AHBL**

**a) Time line presentation of Comp Plan focus**

City Administrator Maria Peña welcomed Nicole Stickney to present. Nicole started with the work that had been completed in the comprehensive plan. On April of 2017 through Resolution No. 2017-04 the city council approved the public participation program. AHBL and the City of Connell teamed up in February of 2018 and started working on the comprehensive plan in March of 2018. AHBL provided the City with the items needed to accomplish the mapping in the comprehensive plan. Also, the current City of Connell Comprehensive Plan was evaluated with the checklist that the Department of Commerce had put together. Nicole mentioned she updated the zoning map to reflect three different re-zonings that occurred since 2008. No changes had been made to the land use map, so AHBL did not make any changes there. Nicole looked at potential inconsistencies between the land use map and the zoning map. The City of Connell staff was aware of those due to a prior planning commission meeting along with Commission Members.

**b) Present updated Comp Plan to date**

Nicole presented the first draft of the current comprehensive plan which was reorganized, had improved layout, included new maps, and included the water system plan that was adopted. Also, demographic information was updated. Nicole mentioned that a periodic update of the comprehensive plan is required by the state under the Growth Management Act (GMA). Which meant that all of the cities within a county that opted into the GMA, regardless of size are required to plan. The elements required are looking at natural areas, housing, economic development (was an optional element but it was something the city had included in the previous comprehensive

plan), community facilities, parks and open space (was another optional element), utilities element which was separated into water, sewer, and electric, transportation circulation element, and capital facilities element. Building Services Clerk Sterling Joyner questioned having too much emphasis on parks. Nicole said that a lot of the information in the park plan migrated into the comprehensive plan. City Administrator Maria Peña inquired about the transportation plan element. Nicole stated a lot of the plans including parks and street were brought into the comprehensive plan. Nicole brought up the vision statement and how it covered all of the desires of the future for the City of Connell. Staff along with commission members were given the option to revisit the vision statement if they felt it was necessary to do so.

Nicole presented the population growth from the county as a whole. These numbers for population growth were gathered every ten years from the census. To estimate population growth for the in between years they did an intercessional estimate. As well as gathered building permit information and vacancy rates in apartment buildings along with similar facilities. This was all done by the office of financial management every spring. They also do bands of forecasting looking forward 20 or 25 years in the future so the data gathered could be used in the comprehensive plans for local communities. When they were doing these estimates, there were uncertainties and because of the importance of these predictions they come up with three prediction numbers a high, medium, and low. Nicole stated the reason she used the county population growth estimates was because the counties and cities needed to work together to have allocated those numbers. The numbers that were looked at in the end are the final numbers that each city has in population within the county and those numbers were turned into percentages.

Nicole introduced the land use map and recommended changing Agricultural to Urban Reserve. Nicole looked at the zoning map which was a very colorful map for the purpose of making zones easy to find. The land use map was divided into five categories Residential, Commercial, Industrial, Public, and Urban Reserve (recommended use). The zone map took it a lot further Nicole mentioned. Visitor Burl Booker questioned altering the Agricultural use to Urban Reserve because of city land that was rented out on Agricultural use land. Which brought income to the city and changing the Agricultural land use to Urban Reserve would not allow for that use. Nicole stated changing Agricultural use to Urban Reserve would still allow for that use. The recommendation was to change Agricultural use to Urban Reserve because Urban Reserve would allow for other uses not specifically industrial. Burl thanked Nicole for the clarification. Commission Member Bruce Blackwell brought up the City Farm. Administrator Peña clarified that there was a contract in place in regards to that land. Visitor Jim Paul questioned who put these stipulations together. Administrator Peña advised that there was an original contract with the owner and the City of Connell that was later amended. Commission Chairman Bailie had a question about removing land from the urban growth boundary. Nicole provided that if the City was interested in reducing the urban growth boundary that it was something that could be done through several processes that the Connell Municipal Code allowed and State Statutes.

Nicole went ahead and presented the different systems maps that AHBL had put together. Which included the transportation map that was divided by functional classification. Same with the water system map which showed where the water mains were available. Even more limited was the sewer system as shown on the slide presented. Included was the electric map with companies that serviced the area. Commission Chairman Bailie asked if it would be appropriate to map internet

services. Nicole stated it would be appropriate to map where fiber optics was available. Commission Member Blackwell mentioned a telecommunications map would be a well thought out addition to the comprehensive plan. Nicole stated that AHBL would see what they could do. Due to some information that may be safeguarded, but they would certainly look into that. As well as a natural gas line map.

Nicole concluded by mentioning that she would be collaborating with City of Connell staff over the summer to provide updates that needed to be made. There would be a second draft available once Nicole worked some more with the staff. The Dept. of Commerce was aware of the strides that the City of Connell was making for the comprehensive plan.

Commission Chairman Bailie opened the time up for comments from the commission members on any of the subjects that they had gone over. Commission Member Blackwell questioned if there was a difference between down town, mid-town, and up town. Up town was real modern and down town was really antiqued out. Commission Member Blackwell added that there was a lot of state money available to place antique lights up, down town.

**c) Projection for future meetings**

Moving forward to future meetings for the planning commission, Commission Chairman Bailie suggested July 30<sup>th</sup> and commission members along with staff agreed.

**OTHER BUSINESS**

No other business.

**MEETING ADJOURNED**

The meeting was adjourned at 6:31 p.m.

ATTEST:

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Ivan Barragan, Assistant Secretary to Planning Commission