

**CITY OF CONNELL, WASHINGTON  
MEETING OF THE PLANNING COMMISSION  
October 28, 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 Bruce Blackwell,  
Jerry Sackmann  
ABSENT: Vangi Ellwein, Robert Misener  
STAFF: City Administrator Maria Peña, Accounting Clerk Ivan Barragan, Building/Planning  
Clerk Sterling Joyner, Mayor Lee Barrow  
VISITORS: Nicole Stickney AHBL

**CONSENT CALENDAR**

**Motion:** Commission member Blackwell moved to accept October 3, 2019 minutes as written. Commission member Sackmann seconded. Motion carried unanimously.

**ORDER OF BUSINESS**

**Fence Regulations**

City Administrator Maria Peña attached a letter that was provided to Abadeen Peters allowing her to build a six-foot fence along the North side of her property.

After research by the land use attorney it was determined that the City was able to grant administrative permission for this request based on the Americans with Disabilities Act. Under the ADA the City could grant a request for a reasonable modification if certain criteria were met, considering the needs of the autistic child and the engineer's review. The City was therefore granting administrative permission for the construction of this fence if those conditions continued to be in place.

**Public Hearing-Comprehensive Plan**

Commission Chairman Roger Bailie opened the Public Hearing at 5:31 p.m. Nicole Stickney from AHBL presented the Comprehensive Plan Update. Telecommunications was added to element Utilities. Appendix B was updated because the Franklin County Board of County Commissioners adopted a new list of County-Wide Planning Policies on October 22<sup>nd</sup>. Appendix C was to provide more detail on projects and the needs for projects. As requested by Benton-Franklin Council of Governments. Nicole corrected the naming scheme of the tables ("Table 7" was changed to "Table 8", and all following tables were re-numbered). A footnote was added to Table 7 (Connell Functional Classification): The federal functional classification for US-395 was "Other Freeway or Expressway" and the ramps were classified as "Other Principal Arterial." The mile post designations and total miles per the comments from Washington State Department of Transportation to cover the entire Urban Growth Area (UGA). Text was added to the Land Use

Element because the city had a pending request. Nicole mentioned only county commissioners could change those Urban Growth Areas.

Nicole handed out maps for everyone which showed the proposed land use changes.

Commission Chairman Bailie opened and closed public comment at 5:40 p.m.

Commission Chairman Bailie closed the Public Hearing at 5:44p.m.

### **Workshop-Code Amendments**

Nicole Stickney prepared an attached document that reflected proposed changes to the City's regulations and codes as contained in Title 1 (General Provisions), Title 8 (Animals), Title 14 (Buildings and Construction), Title 16 (Subdivisions), Title 17 (Zoning), and Title 18 (Manufactured Housing Placement).

The General Penalty change in chapter 1.04 was that any offense that had to do with subdivision code and zoning code were considered a misdemeanor. The proposed change was to replace "misdemeanor" with "civil infraction."

The purpose of the change to Title 8 – Animals; was to maintain the consistency with Title 17. Chickens were added under "Household pets" and were an exception under Poultry prohibited.

Amendments to Title 14 Buildings and Construction were made to match Franklin County Code 15.12. For adoption of the 2015 International Fire Code the language was based on Franklin County Code Chapter 8.40 but did not add language found in the following sections. Nicole recommended staff to ask the City Fire Chief to review and determine if these exclusions are acceptable or if additional items need to be added to Connell Municipal Code (CMC).

The proposed change under Chapter 16.04 – Platting and Subdivision Regulations; was to consider seven (7) or more lots a subdivision and six (6) or fewer lots a short plat.

Chapter 16.04.220 Final plat improvements – Construction Section (4); Commission Member Blackwell requested to remove the duty to review compliance with construction plans and required standards from the Public Works Director. The proposed change was to have the city engineer review compliance with construction plans and required standards. Chapter 16.16 Design and Construction Standards there was a change made to be more specific about flag lots. Chapter 17.03.010 Districts created; the proposed zoning change was to replace Agriculture with Urban Reserve to keep with the changes with the land use map. Chapter 17.03.040 Limitations were not found throughout the map so, Nicole recommended deleting Limitations from CMC. Provisions in Revised Code of Washington (RCW) 36.70A.390 apply to moratoria or interim development regulations. Nicole recommended adding 17.03.050 Moratoria and interim development regulations to CMC to be consistent with RCW. 17.04.040 Procedure – Text amendments; Nicole suggested a change to allow any person who owns property, resides, or conducts business in the city the opportunity to petition for a change to the zoning code. Nicole suggested that a sentence be added to 17.02.010 Definitions, "Accessory Dwelling Units" ("ADU"). Commission Member Blackwell suggested to remove Section (4) Asphalt and concrete product manufacturing plants from 17.16.020 IH (Industrial, Heavy) District Permitted uses because of the odor. Nicole mentioned to allow asphalt and concrete product manufacturing plants under a conditional use permit. There wasn't conditional use permits for Heavy Industrial so, it would need to be added. 17.19.200 Electrical vehicle infrastructure was added per RCW

36.70A.695. 17.19.210 Essential Public Facilities was added per RCW 36A.70A.200(5) and Washington Administrative Code (WAC) 365-196-550. A section was added to Chapter 17.22 Accessory Buildings, Structures, and Uses; 17.22.025 Cargo/Storage Containers to be clearer on what was prohibited from being used as a storage container. Nicole adjusted section 17.22.070 Dwelling groups for clarity. Nicole recommended striking a sentence from 17.23.030 Similar uses (b) as the zoning amendment should only be amended via a legislative action by city council.

**OTHER BUSINESS**

The next Planning Commission meeting was set for November 19, 2019.

**MEETING ADJOURNED**

The meeting was adjourned at 6:57 p.m.

ATTEST:

---

Ivan Barragan, Assistant Secretary to Planning Commission