

CITY OF CONNELL, WASHINGTON
MEETING OF THE PLANNING COMMISSION
October 3, 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, Robert Misener, Vangi Ellwein

ABSENT:

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

VISITORS:

CONSENT CALENDAR

Motion: Commission member Misener moved to accept August 26, 2019 minutes as written. Commission member Ellwein seconded. Motion carried unanimously.

ORDER OF BUSINESS

Fence Regulations

At the August 26th Planning Commission meeting Commission members requested a safety engineer look at the corner lot at 611 S. Seventh Ave. to determine safety regarding site visibility if a 6-foot fence was to be placed along the patio located on the North side of the home. The City's engineers reviewed the proposed fence location. There were no concerns with the fence blocking visibility at the intersection if the fence was installed as shown on the attached PDF. At a speed of 25 MPH, a stopping sight distance of at least 150 feet was required. The requirement was met.

City Administrator Maria Peña spoke to one of City of Connell's risk managers at Clear Risk Solutions, the city's risk insurance company. City Administrator Maria Peña was advised not to proceed with making any changes to the city's land use code until she spoke to a land use attorney. The land use attorney would look into this issue and would provide guidance for the City. Commission Chairman Bailie delayed any comment until the next Planning Commission meeting.

Members from the audience provided maps and other information that would be forwarded to the land use attorney.

Public Hearing-Coyote Flats Preliminary Plat

Commission Chairman Bailie opened the public hearing at 5:43 p.m. The public hearing was for the consideration of Case File 2019-01 Booth. Nicole Stickney and MillieAnne VanDevender, AICP of AHBL, Inc. prepared the staff report. Applicant Caleb Booth requested nine (9) deviations from the Connell Municipal Code (CMC). Each lot was proposed to be provided with domestic water from the City of Connell and sewer. Electrical services would be provided from

Franklin PUD. Nicole noted that Avista had a natural gas pipeline that was located straight through the property.

Deviation request #1 – Vacation and no direct connection of Ford Avenue. Staff recommended to grant the request.

Deviation request #2 – One entrance into the subdivision, with a paved emergency exit pathway to N. Ford Avenue on the Northeast side of the development. Staff recommended to grant the deviation request, conditioned on the requirement that a paved, 20-foot wide emergency access road and walkway be installed and dedicated to the City of Connell. The facility must feature removable bollards at both ends and additionally must be constructed with the typical local street requirements.

Deviation request #3 – While unspecified, the applicant appears to be seeking relief from the standard that streets can't exceed 400 feet in length if not otherwise connected. Staff recommended to grant the deviation, with the condition that in phase II, the developer shall either: (1) connect the plat to the north with a street connection built to city standards and dedicated to the city, connecting to the road right of way for E. Clark Street or (2) reconfigure the proposed cul-de-sac in Phase II to instead feature a straight road that extends fully west to the property line with a temporary turn around easement ("hammerhead") that is constructed to the IFC standards as adopted by the city, which will facilitate a future road connection, should the adjacent property develop with a plat.

Deviation request #4 – While unspecified, the applicant appears to be seeking relief from the standard for lot configurations and shapes. Staff recommended to grant the deviation request.

Deviation request #5 – While unspecified, the applicant appears to be seeking relief from the standard that lot widths and lot areas must meet applicable zoning requirements. Staff recommended the deviation not to be granted. The requirements of CMC 17.21.060 must be met. This means that flag lots are not allowable, and plat must be reconfigured such that all lots have at least 45' feet of frontage as measured at the street.

Deviation request #6 – Sewer to several properties will be outside of the road right-of-way. The sewer will extend between Phase 1, lots 14-15 to service the lots to the North. Staff recommended to grant the deviation request and allow for sewer to be located at the back of lots where necessary, provided that the plat must be designed to provide access and utility easements for all sewer mains and manholes located in both the side and back yards of proposed lots. The construction of fences must be restricted within the easements. The city requires access to the sewer manholes; therefore, an all-weather driving surface must also be provided.

Deviation request #7 – The applicant appears to be seeking approval to run water through the development as proposed. No deviation was needed, the city approves the proposed water system conceptual layout, with the looped system.

Deviation request #8 – The applicant appears to be seeking relief from the street width. No deviation was needed, planter strips are specifically not required.

Deviation request #9 – The applicant appears to be seeking relief from any requirement which would mean that the plat would need to be designed to allow for a connection with any future extension of E. Adams Street from the West. Staff recommended to grant the deviation request. The plat does not need to be designed to allow for a connection with any future extension of E. Adams Street from the West.

Danielle Escamilla from Western Pacific Engineering and Survey stated they could work with most of the comments and meet the conditions; except for two. The intention was not to relocate power lines and keep the overhead power. The lots would be adjusted in a way that would allow a buildable area around that overhead power. The new infrastructure would be located underground. There was going to be reconfiguration to some of the lots. If the conditions and criteria could be met, they would try to get the thirty-five (35) lots. Nicole noted they were not aware that Franklin PUD was ok with the contractor building homes under Franklin PUD's power lines. This was a SEPA condition so the requirement would stand but it certainly could be reevaluated. Nicole proposed condition 3A to state no more than thirty-five (35) lots could be built with the plat which allowed more flexibility. Commission Chairman Bailie closed the public comment at 6:31 p.m.

Motion: Commission Member Blackwell moved to accept the staff report as presented and Coyote Flats Preliminary Plat Number 2019-01 Booth with the recommendation of approval to be forwarded to City Council for their consideration. Commission Member Misener seconded. Motion carried unanimously.

Workshop-Comprehensive Plan

Nicole presented the City of Connell Comprehensive Plan periodic update. The elements in the Comprehensive Plan were as followed; Introduction, Natural Areas, Housing, Economic Development, Community Facilities, Parks & Open Space, Utilities, Transportation & Circulation, and Capital Facilities. Land Use Categories; four (4) were staying the same and one (1) was proposed to be changed. Residential, Commercial, Industrial, and Public were kept. The last Land Use Category was Agriculture and Nicole recommended that be changed to Urban Reserve. Per the Growth Management Act (GMA) Agriculture activities are a county function and within cities Urban Growth areas GMA looked to have Urban type development. Nicole clarified Agriculture could still happen in the city, but it was not the classification the lands should have. Commission Member Misener suggested to have telecommunications on the Utilities Element of the Comprehensive Plan; and when possible, electrical services should be placed under ground. The consensus of the Planning Commission was for a public hearing at the next meeting.

OTHER BUSINESS

The next Planning Commission meeting was set for October 28, 2019.

MEETING ADJOURNED

The meeting was adjourned at 7:09 p.m.

ATTEST:

Ivan Barragan, Assistant Secretary to Planning Commission