

**FRANKLIN COUNTY
PLANNING COMMISSION
MINUTES
April 7, 2009**

MEMBERS PRESENT:

Lois Hanses, Bruce Flippo, Flo Sayre, and Claude Pierret.

MEMBERS ABSENT:

Gary Bosch, Burl Booker, and David Piovesan.

The Franklin County Planning Commission was called to order at 7:00 p.m. by Planning Commission Vice Chairman Claude Pierret. A quorum was present.

APPROVAL OF MINUTES:

Flo Sayre made a motion to approve the February 3, 2009 minutes as written.

Bruce Flippo seconded the motion.

Motion carried

APPROVAL OF AGENDA:

Bruce Flippo made a motion to approve the agenda as written.

Lois Hanses seconded the motion.

Motion carried

ITEM #1 – CUP 2009-01, an application by USCOC (represented by Dan McKinney), 8410 West Bryn Mawr Avenue, Suite 700, Chicago, IL 60631, for a conditional use permit. Said application is to construct and install a new 60' high self-supporting flagpole-type communication tower and associated 12' x 24' equipment building. The property is zoned Rural Service Commercial (C-2) and is located south of Argent Road, north of Wernett Road, at the southwest intersection of Franklin Road and Road 68, near site address 6804 Franklin Road in West Pasco (Portion of Parcel # 118-381-047).

APPLICANT: USCOC (represented by Dan McKinney), 8410 West Bryn Mawr Avenue, Suite 700, Chicago, IL 60631.

OWNER: Scott and Denise Howell, 6804 Franklin Road, Pasco, WA 99301.

OPEN PUBLIC HEARING/STAFF REPORT:

Greg Wendt presented the staff report for the conditional use permit application (CUP 2009-01).

APPLICATION DESCRIPTION:

Application to construct and install a new 60' high self-supporting communication tower (wireless communication facility-WCF) and associated 12' x 24' equipment building. The facility is not a typical tower but rather is a flagpole designed facility with concealed antennas.

The site location is approximately 1.4 acres in size and is zoned Rural Service Commercial (C-2). Currently multiple uses operate at the site. These uses include a mini storage facility, an automotive shop (Diesel Performance), and a single family home for the landowner.

US Cellular is proposing to lease a 1,250 sf land area from the property owner for the placement of the WCF, the associated equipment building, and required fence.

The parcel is approximately 1.4 acres in size and is located south of Argent Rd., north of Wernett Rd., at the southwest intersection of Franklin Rd. & Road 68, near site address 6804 Franklin Rd. in West Pasco (Portion of Parcel #118-381-047).

PUBLIC NOTICE:

1. A Public Notice was published in the Herald and Graphic on March 19, 2009.
2. Property Owners within 500 feet were mailed notice during the 2nd week of March 2009.
3. The Planning Staff mailed out review packets to Technical Agencies on March 12, 2009.

APPLICABLE STANDARDS/ORDINANCES:

1. County Zoning---Chapter 33 Use Regulations---Communication towers
2. Pasco Urban Area Comprehensive Plan

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

AGENCY COMMENTS

1. County Public Works Department: After reviewing the proposed conditional use permit for the construction and operation of a communication tower, we don't anticipate any problems concerning traffic since the site would produce only 1 to 2 vehicle trips every two to three months. Franklin Road and Road 68 are both hard surfaced and have sufficient width to handle the current flow and volumes of traffic.
2. Fire Code Official: 20' clear buffer. Area to be kept free of weeds, debris and other combustible materials.
3. Fire District #3: No Comments. Les Litzenberger from Fire District #3, Planning Staff, the applicant, and land owner met on site. Les stated he had no issues as long as a 20' clear area was maintained around the mini-storage buildings.
4. Franklin County PUD: No Comments.

5. City of Pasco: When this site was originally proposed I spoke with Dan McKinney and asked him to place the cellular pole on the west side of the equipment building and as far back from Road 68 as he could get it. It appears the site layout is consistent with that discussion. Being located between the existing buildings will help mitigate the overall height of the cell pole.

I also talked to Dan about painting the pole instead of leaving it with the exposed galvanizing. Painting the pole a neutral color may help it be stealthier.

Road 68 is an arterial street and as such it should have an 80-foot right-of-way. I know the church to the south was required to dedicate an additional 10 feet. If there is room the property in question should dedicate the additional right-of-way.

6. Benton Franklin Health Department: The BFHD originally on March 24, 2009 raised concerns regarding 1) the existing home and the business on the site sharing a single family well and 2) whether or not the location of the communication tower (WCF) will encumber the designated reserve area for the on-site sewage disposal system.

The BFHD staff visited the site on April 1, 2009. They responded that the WCF will not affect or encumber the reserve area for the onsite sewage disposal system. Also, the single family well will not need to be designated a public water supply unless the diesel mechanic's shop has employees on the site.

7. County Planning Department: The following questions might be considered for this application:
- a. Zoning and Comprehensive Plan: The land is zoned Rural Commercial (C-2). The Urban Area Comprehensive Plan designates the land for Mixed Residential uses.
 - b. Height: The County Zoning Ordinance establishes the following height standards for newly constructed WCF's:
 - i. 100 ft for property zoned Commercial (other than C-3).
 - ii. 60 ft for property zoned Residential.
 - iii. Applicant has submitted a WCF with a height of 60' which will comply with the Comprehensive Plan designation even though the current zoning allows a maximum height of 100'.
 - d. Co-location statements have been submitted by the applicant.
 - e. A co-location demonstration has been submitted by applicant including a letter from the applicant's RF Engineer. Site's evaluated included:
 - i. Road 84 Fire Station; Road 68 Fire Station; General area of Road 64 and Court Street; Six (6) West Pasco Area Churches; Pasco School District properties, Verizon tower to be constructed near Road 68 and Court; and the AM towers near Road 68 and Court Street.

- f. Color: The WCF flagpole tower will have a galvanized finish.
- g. Fencing: The mini storage facility currently has a 6' high chain link fence around its perimeter. Within the perimeter fencing, the WCF and equipment building will be enclosed within a new 6' fence with barbed wire. Grey colored privacy slats will be provided.
- h. Equipment Building: The proposed equipment building will be 12' x 24' in size. The building will have a gray finish to match the flagpole tower and fencing.
- i. Tower Purpose: Improve wireless phone service in the area between Road 84 - Road 54 and Court Street- Argent Road in West Pasco.
- j. Future co-location potential: In accordance with the County Zoning Ordinance, the new WCF (Flag pole construction) will be designed to accommodate co-location (3 spaces).
- k. Access: Access to the WCF is via the established Road 68 access approach for the mini storage facility. For emergency vehicle purposes, a 20' clear area (no parking of vehicles or equipment) shall be maintained around the mini storage buildings at all times.
- l. Lease area size: The applicant plans to obtain a lease area of approximately 1,250 sf from the landowner.
- m. Is the height being requested (60') the minimum height necessary to fulfill the tower's function within US Cellular service area; Has this been demonstrated by the applicant---propagation maps?
 - i. See application packet for applicant's propagation maps and descriptions. Based upon the properties current zoning designation, the applicant is allowed, with the approval of a CUP, a tower that is 100' high. With the Comprehensive Plan designation being residential, the applicant is requesting a height of 60' to ensure compatibility with the Comprehensive Plan.
- n. Has adequate documentation been submitted in regards to US Cellular co-locating on an adjacent tower? Specifically, other cell towers within a 1 mile radius of the site? Are there other potential options for US Cellular at this time?
 - i. Numerous sites have been evaluated for the placement of a new tower or a co-location on an existing facility. See application packet for applicant's descriptions and analysis.
- o. Is the tower being developed in a manner that will allow for the sharing of space by other companies (co-location)? The applicant has submitted a signed statement for the following:

- i. US Cellular agrees to diligently negotiate in good faith to facilitate co-location of additional communication facilities by other providers on the applicants' structure.
- ii. The applicant and/or landowner agree to remove the facility within 90 days of abandonment or non-use.

CHAPTER 33, USE REGULATIONS

33.10.0 COMMUNICATION TOWERS

A proposed Wireless Communication Facility (Communication Tower) is a conditional use in all zoning districts.

RECOMMENDATION : (CUP-2009-01)

According to **Chapter 41 (Special/Conditional Use)** of the Franklin County Development Regulations, the Planning Commission shall:

1. Make and enter findings of fact from the record and conclusions thereof;
2. Shall render a recommendation to the Board of Commissioners as to whether the proposal be denied, approved, or approved with modifications and/or conditions.

Findings of Fact Criteria by Planning Commission: The planning commission shall make and enter findings from the record and conclusions thereof as to whether or not:

- (1) The proposal is in accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan;
- (2) The proposal will adversely affect public infrastructure;
- (3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
- (4) The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
- (5) The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
- (6) The proposal will endanger the public health or safety if located and developed where proposed, or in anyway will become a nuisance to uses permitted in the district.

Staff: Planning Staff has included two possible recommendations for Planning Commission consideration on this application – one possible recommendation is for denial, and the other possible recommendation is for approval. Staff will assist the Planning Commission with the determination of findings and conditions for CUP-2009-01.

NEGATIVE RECOMMENDATION:

If the Planning Commission wishes to forward a **NEGATIVE** recommendation to the Franklin County Board of Commissioners for application #CUP-2009-01, the following suggested findings of facts may be considered:

Suggested Findings of Fact:

1. **The proposal IS NOT in accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan;**
 - a. The land is zoned Rural Commercial (C-2).
 - b. The Urban Area Comprehensive Plan designates the land for Mixed Residential uses.
 - c. A Conditional Use Permit is required for the placement of a Wireless Communication Facility (WCF) in both the Commercial and Residential areas.
 - d. Applicant has submitted a WCF with a height of 60' which will comply with height standard for land zoned residential. The current commercial zoning designation allows for a maximum height of 100' with the approval of a conditional use permit.
 - e. The site is currently fully developed with two commercial activities (diesel shop and mini storage facility) at this time. Permitting, through a conditional use permit process, a third commercial activity (WCF) at the site will make the implementation of the comprehensive plan and the intended character of the area more difficult. The Urban Area Comprehensive Plan designates this land for mixed residential uses. A 60' tall WCF is not a traditional residential use. As the land transforms from a commercial use to a residential use in the future to full-fill the intent of the long range plan, a WCF placed at this site would hinder this transition and become a nuisance to neighboring single family residential owners.
2. The proposal **will not** adversely affect public infrastructure;
 - a. Access to the site will be via the existing point of access for the mini storage facility.
3. **The proposal WILL NOT be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;**
 - a. The existing character of the land is commercial in nature (diesel shop and mini storage facility) with a residential home also located on the site.
 - b. The intended character of the land is residential (mixed) based upon the Urban Area Comprehensive Plan.
 - c. The placement of a WCF at this location will not comply with the intended character of the area.

- d. The Comprehensive Plan has designated this area for residential development. The current zoning allows for commercial activities. The site is currently fully developed with two commercial activities (diesel shop and mini storage facility) at this time. Permitting a third commercial activity (WCF) at the site will only make the implementation of the comprehensive plan and the intended character of the area more difficult.
4. **The location and height of proposed structures and the site design WILL discourage the development of permitted uses on property in the general vicinity or impair the value thereof;**
 - a. The WCF is proposed to be placed between two (2) commercial uses (Diesel Shop and Mini Storage Facility).
 - b. The WCF, proposed at a residentially allowed height of 60', will slow the transformation of this property from commercial to residential as recommended in the Urban Area Comprehensive Plan and with this will discourage the development of permitted uses in the area.
 5. The operation in connection with the proposal WILL NOT be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
 - a. The WCF will not create noise, fumes, vibrations, dust, traffic, or flashing lights as compared to a single family home or commercial business.
 6. **The proposal WILL endanger the public health or safety if located and developed where proposed, or in anyway will become a nuisance to uses permitted in the district.**
 - a. The Urban Area Comprehensive Plan designates this land for residential type use. A 60' tall WCF is not a traditional residential use. As the land transforms from a commercial use to a residential use in the future to full-fill the intent of the long range plan, a WCF placed at this site would hinder this transition and become a nuisance to neighboring single family residential owners.

POSITIVE RECOMMENDATION:

If the Planning Commission wishes to forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners for application #CUP-2009-01, the following suggested findings of fact and conditions of approval may be considered:

Suggested Findings of Fact:

1. The proposal **is in** accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan;
 - a. The land is zoned Rural Service Commercial (C-2).
 - b. The Urban Area Comprehensive Plan designates the land for Mixed Residential uses.
 - c. A Conditional Use Permit is required for the placement of a Wireless Communication Facility (WCF) in both the Commercial and Residential areas.
 - d. Applicant has submitted a WCF with a height of 60' which will comply with the Comprehensive Plan designation (Residential). Current zoning allows for a maximum height of 100'.
2. The proposal **will not** adversely affect public infrastructure;
 - a. Access to the site will be via the existing point of access for the mini storage facility.
3. The proposal **will be** constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
 - a. The existing character of the land is commercial in nature (diesel shop and mini storage facility) with a residential home also located on the site.
 - b. The intended character of the land is residential (mixed) based upon the Urban Area Comprehensive Plan.
 - c. A Conditional Use Permit is required for the placement of a Wireless Communication Facility (WCF) in both the Commercial and Residential Zoning Districts. To comply with both the intended and existing character of the area, the applicant has submitted a WCF with a height of 60' which will comply with the Comprehensive Plan designation (Residential) even though the current zoning (Commercial) allows a maximum height of 100'.
4. The location and height of proposed structures and the site design **will not** discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
 - a. The WCF is proposed to be placed between two (2) commercial uses (Diesel Shop and Mini Storage Facility).

- b. The WCF is proposed to be adjacent to a PUD power pole that is approximately 35' in height. A series of these poles are located in the utility easement along Road 68.
 - c. The WCF is proposed to be approximately 60' in height. A tower that is 100' in height is allowed in the C-2 Zone. The 60' is in compliance with the residential standards in the Urban Area Comprehensive Plan and will assist in integrating the WCF into the general area.
5. The operation in connection with the proposal **will not** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
 - a. The WCF will not create noise, fumes, vibrations, dust, traffic, or flashing lights as compared to a single family home or commercial business. The WCF does not have on-site employees at the site on a daily basis, but rather very limited staff will be required to visit the site approximately once every two (2) months. Single family homes and commercial establishments have daily traffic and noise that will not be associated with the WCF activity.
6. The proposal **will not** endanger the public health or safety if located and developed where proposed, or in anyway will become a nuisance to uses permitted in the district.
 - a. The WCF will be located behind two fenced areas. The first fence is that for the mini-storage facility. The second involves the proposed 6' high fence with barbed wire surrounding the WCF itself. This fencing will assist in limiting any danger to the public health or safety.
 - b. Currently a single family home and two businesses are active at the site. Based upon noise, traffic, and other related potential nuisances, the WCF will be less of an impact and less of a potential nuisance than those uses currently operating on the land which are allowed outright (i.e. permitted) in the C-2 Zoning District.

Suggested Conditions of Approval:

1. Approval allows for the construction of a Wireless Communication Facility (WCF) for US Cellular that includes a 60' high communication tower facility and associated 12' x 24' equipment building with fencing. The site is known as 6804 Franklin Road and is approximately 1.45 acres in size. The lease area on the site is approximately 1,250 square feet in size. The purpose for the WCF is to improve wireless phone service in the area between Road 84 - Road 54 and Court Street- Argent Road in West Pasco.
2. A SEPA Review and MDNS have been completed for this application.
3. Applicant shall be in compliance with submitted site plan and associated application materials as presented to the Planning Department/Planning Commission and maintained in the case file.

4. The tower shall be no greater in height than 60 feet. As proposed, the facility will be a flagpole design with a galvanized finish.
5. **Fencing:** The mini storage facility currently has a 6' high chain link fence around its perimeter. Within the perimeter fencing, the WCF and associated equipment building will be enclosed within a new 6' fence with barbed wire. Grey colored privacy slats will be provided.
6. **Equipment Building:** The proposed equipment building will be 12' x 24' in size. The building will have a gray finish to match the flagpole tower and fencing. At all times the size of equipment building(s) shall comply with the standards in the applicable zoning ordinance (i.e. Chapter 33 Use Regulations of the County Zoning Ordinance).
7. **Future co-location potential:** In accordance with the County Zoning Ordinance, the new WCF (Flag pole construction) will be designed to accommodate co-location (3 spaces). US Cellular and the landowner shall diligently negotiate in good faith to facilitate co-location of additional communication facilities by other providers on the applicants' structure (See letter in file dated February 18, 2009 from US Cellular regarding compliance with Co-location, Compliance, and Interference).

Further, any future co-location providers operating on the tower shall provide equipment facilities (i.e. buildings, pads, cabinets, etc.) that are located within the approved fenced area for the WCF.

8. **Abandonment:** If at any point in time the WCF is not in operation (an operational service provider located on the tower) for a continuous period of 12 months the tower shall be considered to be abandoned and shall be removed within 90 days from that date.
9. **Access:** Access to the WCF is via the established Road 68 access approach for the mini storage facility. For emergency vehicle purposes, a 20' clear area (no parking of vehicles or equipment) shall be maintained around the new fencing and the mini storage buildings at all times.
10. **Business Registration:** US Cellular shall obtain a County Business Registration on an annual basis. This shall be completed prior to building permit issuance. The tower contractor for construction shall also obtain a business registration with the County. Both businesses currently operating at the site (mini storage facility and diesel shop) shall ensure that they have business registrations with the County prior to permit issuance for the WCF.
11. **Buildings Permits:** Comply with the Franklin County Building Division requirements for all proposed structures.
12. **Fire Hazards:** The facility area shall remain free of any fire hazards, including but limited to weeds and debris.
13. **Outside Storage:** Within the mini-storage complex (fenced area), the outside storage of equipment, materials, and vehicles has been occurring. With limited space for emergency vehicles to maneuver through the site, all storage (equipment, materials and vehicles) for

the mini storage buildings shall be self contained in buildings. Inoperable vehicles or vehicles associated with the diesel shop shall be stored in approved parking areas and not in the area surrounding the new WCF, or the fenced mini-storage area – as outside storage is not permitted.

14. The diesel shop on the site does not have a **final inspection**. Owner(s) shall contact the County Building Department regarding a re-application and final inspection for the structure. This shall occur prior to building permit issuance for the WCF.
15. All activities at the site shall be in full compliance with **Benton Franklin Health Department** standards at all times. This includes, but is not limited to, 1) the WCF placement as it relates to the onsite sewage disposal system (and reserve area) and 2) ensuring the single family well on the site complies with Department of Health standards as it relates to the business located on the site.
16. All conditions shall be complied with within **1 year** (from the date of Board of Commissioner Approval) of CUP approval or the permit becomes null and void.
17. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
18. In accordance with the County's Zoning Ordinance, any special permit may be revoked by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
19. This permit applies to the described lands and shall be for the above named individual and/or his heirs and or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

PROPONENTS:

Dan McKinney, 9323 North Government Way - # 220, Hayden, ID 83835.

Gabe Cruz, 1231 Martin Luther King Blvd, Portland, Oregon.

Mark Fickies, Attorney representing the applicant from Yakima, Washington.

OPPONENTS:

None.

CLARIFICATION OF PUBLIC STATEMENTS:

None.

PLANNING COMMISSION DISCUSSION:

There was discussion amongst the planning commission, staff, the applicant, and members in the audience in regards to the existing zoning violations on the property being handled separately through an abatement plan and code enforcement, fenced compound not to be expanded, future expansion of fenced area not allowed because it would exceed what was applied for and advertised, the industry standard for the sharing of space, co-location, FAA, FCC, the laws behind the placement of wireless communication facilities – cannot discriminate or limit their placement, stealth tower is like a flagpole, the color of the tower, galvanized versus painting, being good neighbors, possibility of expanding equipment facilities into one of the adjacent storage units which can accommodate rental space for the facilities if needed, amending condition # 5 – removal of second paragraph of # 7 with modification, deleting conditions # 13 and # 14, etc.

Joseph Head, Brush Prairie, Washington responded to a technical related question by the Planning Commission on behalf of the applicant.

MOTION:

Bruce Flippo made a motion for the *approval* of the conditional use permit application (CUP 2009-01) with the findings of fact and conditions of approval as specified in the staff report, with a modification to conditions of approval # 5 and # 7, and deleting conditions of approval # 13 and # 14.

Flo Sayre seconded the motion, including the specified modifications and deletions.

ROLL CALL:

Lois Hanses	Yes	David Piovesan	Absent
Flo Sayre	Yes	Claude Pierret	Yes
Gary Bosch	Absent	Bruce Flippo	Yes
Burl Booker	Absent		

Motion carried (unanimous) for the *approval* of this application – CUP 2009-01.

ITEM #2 – TC 2009-01, an application by Franklin County, 1016 North 4th Avenue, Pasco, WA 99301 for a subdivision ordinance text change. Said application is to amend the Franklin County Development Regulations – Subdivision Ordinance 2-2008. The amendment will focus on Chapter 8, Short Subdivisions and other sections of the code that may require modifications to ensure consistency with the Growth Management Act, RCW 58.17 (Boundaries and Plats), and the Franklin County Growth Management Comprehensive Plan/Zoning Code.

APPLICANT: Franklin County, 1016 North 4th Avenue, Pasco, WA 99301.

OWNER: N/A.

OPEN PUBLIC HEARING/STAFF REPORT:

Greg Wendt presented the staff report for the subdivision text change application (TC 2009-01).

APPLICATION DESCRIPTION:

This is a text change to the Franklin County Development Regulations—Subdivision Ordinance 2-2008. The amendment will focus on Chapter 8, Short Subdivision and other sections of the code that may require modifications to ensure consistency with the Growth Management Act, RCW 58.17 (boundaries and plats) and the Franklin County Growth Management Comprehensive Plan/Zoning Code.

PUBLIC NOTICE:

1. A Public Notice was published in the Herald and Graphic on March 12, 2009.
2. The Planning Staff mailed out review packets to Technical Agencies during the first week of March 2009.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

No agency comments received.

See attached documentation for the proposed changes to the Subdivision Ordinance

The proposed changes involve the following two (2) chapters:

Chapter 1 General Provisions

Adding a new section to ensure that alterations or vacations of a short plat or subdivision are processed in a manner that is consistent with RCW 58.17 – boundaries and plats.

Chapter 8 Short Subdivisions

Adding and deleting sections to create a new review process for short plat applications. Currently, all short plat applications appear before the County Commissioners in a public hearing. The text amendment changes this to an administrative process that is completed by the Planning Department. This is consistent with the requirements of RCW 58.17 (boundaries and plats) and other local governments in Eastern Washington.

RECOMMENDATION:

The Franklin County Planning Department Staff recommends that the Planning Commission forward a positive recommendation to the Board of County Commissioners for application, **TC 2009-01**. Said application is a text change to Franklin County Development Regulations (Subdivision), Ordinance # 2-2008.

This **POSITIVE RECOMMENDATION** be forwarded with the following findings of fact:

1. This application is in compliance with the intent and spirit of the Franklin County Development Regulations (Zoning and Subdivision).
2. That this application is in compliance with the Franklin County Comprehensive Plan 2008-089.
3. This application is consistent with RCW 36.70A, the Growth Management Act.

4. The application is consistent with RCW 58.17, Plats-Subdivision-Dedications.

PROPONENTS:

None.

OPPONENTS:

None.

CLARIFICATION OF PUBLIC STATEMENTS:

None.

PLANNING COMMISSION DISCUSSION:

There was discussion amongst the planning commission, staff, the applicant, and members in the audience in regards to it being prudent to move forward with this amendment to be consistent with the other jurisdictions and counties in eastern Washington – as well as complying with the State platting requirements, etc.

MOTION:

Flo Sayre made a motion for the *approval* of the text change application (TC 2009-01) with the findings of fact and recommendations as specified in the staff report.

Lois Hanses seconded the motion.

ROLL CALL:

Lois Hanses	Yes	David Piovesan	Absent
Flo Sayre	Yes	Claude Pierret	Yes
Gary Bosch	Absent	Bruce Flippo	Yes
Burl Booker	Absent		

Motion carried (unanimous) for the *approval* of this application – TC 2009-01.

OTHER BUSINESS

1. Results from Planning Commission Case Files of February 3, 2009.
2. Potential Planning Commission workshop for May of 2009.
3. Discussion on caretakers residence provisions within the zoning code – not comfortable amending the code to allow 5th wheels and/or RV's as caretakers.
4. Current listing of Planning Commission members/districts/terms.

ADJOURN