**KETTLE FALLS PLANNING COMMISSION**

**MEETING MINUTES**

**APRIL 11, 2022, 7 P.M.**

**CALL TO ORDER**

Planning Commission Chair Jody Emra called the meeting to order at 7:05 p.m. Planning Commission Member Larry Kulesza lead the group in the flag salute.

**ROLL CALL**

Members in attendance included Larry Kulesza, Jody Emra and Nick Gourlie.

**STAFF**

Staff in attendance included Jessie Garrett, Mike Weatherman, John Ridlington, John Andrew, Raena Hallam and Alicia Ayars (via phone).

Absent: Kathi Merrill

**GUESTS**

Nicole Fandrey, Chamber of Commerce Member

Jason Lister of 166 E Evergreen

**ANNOUNCEMENTS AND MAIL RECEIVED**

None

**MEETING MINUTES**

**REGULAR MINUTES OF MARCH 14TH MINUTES**

Planning Commission Chair Jody Emra had several corrections to the previous meeting’s minutes.

1) Second page, zoning consolidation area – Larry stated manufactured home sizes should be increased... Larry stated in historical Kettle Falls he said we need to reduce the house size from 1000 to 800 on manufactured housing to be in compliance with the RCWs. Minutes should reflect that the housing size should state decrease, not increase.

2) SFR – yes, there can be manufactured homes in an SFR zone. Larry stated the legal description is **Designated** Manufactured Home (2 sections). Not manufactured home or mobile home. The City doesn’t allow manufactured/mobile homes (built before 1976). Larry referred to 3 page handout.

There was also a spelling error.

Minutes were tabled until after corrections are completed.

**NEW BUSINESS**

**POOL COMMITTEE UPDATE**

John Ridlington gave out handouts and said he would answer any questions. There are two groups working together. John said they are waiting on a lease agreement with the City and obtaining liability insurance which is required. Called around and received bids on the project. WMS Aquatics, Inc, Lyle Smith out of Ellensburg, will build a Myrtha Pool. Estimate is $1.6. Concrete would be a million more.

Planning Commission Chair Jody Emra asked if it is all stainless steel?

John Ridlington stated the sides are stainless steel and the bottom is a liner. John stated donor has told them to go ahead and make commitments. The pool demolition will be after Town and Country Days. There is lots of little stuff. There is a limit on how much concrete can be dumped.

Planning Commission Chair Jody Emra asked if we would be paying the dump fees?

John Ridlington stated it was estimated to be about $1500 per load. We don’t want to do that.

Planning Commission Member Nick Gourlie stated there would be an estimated 60 loads of concrete.

John Ridlington stated NewTec will provide equipment and will dump the concrete and Dave Hall will provide operation. They are ready to sign the lease agreement.

Mayor Garrett stated he was on a call with a lawyers office for Covid/ARPA funds. There is $228,000 now and another round coming of equal amount or more. The gist of it all is we can use on a lot more things. “Lost Revenue Clause” – he doesn’t want to get anyone’s hopes up but may put some money towards the pool cover – no promises.

Planning Commission Chair Jody Emra stated she thought the grant wouldn’t allow a cover.

Mayor Garrett stated that was a different grant.

John Ridlington stated things are moving along but there would be no construction before Town and Country Days. Pool will not be built this year.

Planning Commission Member Larry Kulesza asked what the timeline was?

John Ridlington stated he was not even sure of availability for June 2023.

Planning Commission Member Larry Kulesza stated electrical may not be available at City Hall.

City Councilman John Andrew asked how many sold in USA?

Planning Commission Member Nick Gourlie stated about 80% of Olympic pools are Myrtha.

City Councilman John Andrew asked about liner cost.

Planning Commission Member Nick Gourlie stated $200,000/. Lasts 15-20 years. He will have costs. Cover with slush funds.

City Councilman John Andrew stated that fundraising has failed in the past. He asked if a performance bond was required?

Planning Commission Member Nick Gourlie stated he was not sure what that was.

City Councilman John Andrew stated it covers a contractor so if they have a heart attack and are unable to complete the project, the bond would cover the finishing of the project.

Planning Commission Member Nick Gourlie stated WMS Contracts pool part and they do the mechanical room.

**TITLE 17 UPDATE**

Ms. Alicia Ayars stated she’s been taking notes. Really need to start to identify what the changes will look like.

Planning Commission Member Larry Kulesza asked if there would be a more in depth Comprehensive update?

Ms. Alicia Ayars stated it would not be super comprehensive until we know exactly where the issues are.

Planning Commission Member Larry Kulesza stated we are still gathering information and if the situation demands it would be a band aid by ordinance approach if necessary to speed things up.

Ms. Alicia Ayars said “yes, if necessary”.

Planning Commission Member Larry Kulesza passed out some handouts to the group. He talked about RCWs. He’s trying to tie the designated manufactured housing in to Title 15 which is the City building code. The distinctions between mobile/manufactured homes, RVs and designated manufactured home. These are the ones that will come up the most. The second handout was on Conditional Use. Response received late today from MRSC. Other jurisdictions don’t require annual renewal. So it’s a concept change. Definitions of manufactured homes, City of Kettle Falls in 2010 made a determination based on RCW 35.21.684 – read definitions from handouts. Ordinance says they can’t be prevented from Lindseys or Yellowpine, but they can be prevented from Panarama RV Park. Larry stated there is nothing preventing someone from developing an RV Park into a year round residence. He will put all of this information together and present at the next meeting.

Planning Commission Chair Jody Emra asked Nick to present his zoning consolidation.

Planning Commission Member Nick Gourlie stated he sent out an email and there are pages and issues. Might be good to address this in smaller sections and discuss ideas. One of the biggest changes in on page 2, third zone added in. Added in a third zone that is in between R1 and R2. Once we get things worked out Alicia’s team will work on the zoning map. Page 3 – he talked about minimum home size. Currently minimum home sizes are arbitrary. If someone wants to build a small home why not let them build a 600 sf home?

Planning Commission Chair Jody Emra stated she has run into the fact clients want smaller homes.

Planning Commission Member Larry Kulesza stated he is opposed to removing minimum house size requirements for neighborhood continuity. Wants reasonable expectations. The City of Kettle Falls is exempt from removing SFR.

Planning Commission Member Nick Gourlie asked Larry if he would not go below 800 sf.

Planning Commission Member Larry Kulesza stated he will not support removing requirements but will discuss smaller sizes. It will put another layer on stuff there already is.

Planning Commission Nick Gourlie stated in the high density area the minimum lot size is 4,200 and outside the R2 there is a 7,000 sf lot size. He looked at the county map to look at their lot sizes. He stated he does not want to make nonconforming uses by changing it.

Planning Commission Chair Jody Emra asked if the max was 4 per acre? Is R1 a half acre? Under R2 you have a 7,000 lot size.

Planning Commission Member Nick Gourlie stated in Singer’s the max is 4 houses per acre and is already in the code.

Planning Commission Member Larry Kulesza stated currently SFR has an average density of 5 dwellings per acre. R2 is less dense than SFR.

Planning Commission Member Nick Gourlie referred to the zoning matrix. It probably should be 5 or 6.

Planning Commission Member Larry Kulesza stated he needs a manufacture home as written and that needs to be identified in the matrix.

Planning Commission Member Nick Gourlie stated the zoning matrix is updated with the third zone on page 5. Page 4 has the development standards. We could break it out here.

City Councilman John Andrew stated be very careful if changing the numbers and referred to Terry Lee.

Planning Commission Member Nick Gourlie stated “yes” High Density.

City Councilman John Andrew said high density = slum. In 20 years what is that going to look like?

Planning Commission Member Nick Gourlie stated it is a broad generalization, not all are slums. Can be done very nicely and beautifully.

**OLD BUSINESS**

**CITY HALL POWER**

Planning Commission Member Larry Kulesza spoke on Town and Country days – read council report (2 items). City Superintendent Dave Willey has met with three contractors and is expecting bids.

**COMPREHENSIVE PLAN**

Planning Commission Member Larry Kulesza stated we have tabled the Parks Plan. He would like to focus on it again and everyone is to create a rough draft.

Planning Commission Chair Jody Emra stated we have several drafts would needed to just finish and write the draft.

Planning Commission Member Larry Kulesza stated the school lands are included as park lands. That needs to be written as a proposal identifying those lands as in or out and discussed on it’s merits there. I will read the Stevens County Bike Trail Plan and give an opinion on that.

Planning Commission Chair Jody Emra asked if there was anything new on the Happy Dell title?

Planning Commission Member Larry Kulesza stated “no”.

Clerk/Treasurer Raena Hallam stated the attorney has been very busy but it is on the list.

Planning Commission Member Larry Kulesza referenced the UGA, said Governor signed Senate Bill 5593. This will be written into an RCW or WAC. What it means for the City is it will very difficult to change the UGA if we don’t have a strong argument to reduce the current UGA. Larry has been working with Alicia on this and has come up with an argument for why the old UGA is an administrative error and should allow Mr. Jennan’s proposal to be added into the UGA . There was a meeting about timing of doing this. Need to find what the rules are as to when and how to change Comp Plan UGA. Nothing will happen if we don’t shrink it.

Planning Commission Member Nick Gourlie asked if there was a certain timeline for this?

Planning Commission Member Larry Kulesza stated there are rules in the county for when you can amend the Comprehensive Plan. It can only be done once a year because it requires an amendment to the Comprehensive Plan. This is the year to amend the Comprehensive Plan so now is the time. Mr. Jennan is still going to pursue his application to the County to be in the UGA. Larry told Mr. Jennen to keep us informed and we will probably have to work together. The City is in a position to benefit from his application. The City is not promoting Mr. Jennen’s application. They are two separate things but they overlap.

**PUBLIC COMMENT**

City Councilman Mike Weatherman asked if anyone has looked into the parking of an RV for 6 months out of the year for Mr. Geisler? Or can he build a shop and park it in it?

Planning Commission Member Larry Kulesza stated as our zoning codes are written now that is not permitted. It is still an RV and cannot be used as a permanent residence even if it’s under a cover. He has several lots but none of them are big enough to legally build on.

Planning Commission Chair Jody Emra stated there are a lot of shops with bathrooms and laundry in them and people still living in the RVs in the shop as permanent residences – S-houses is what realtors are calling them and there are more and more of them showing up all over the place. Do we want that within the city?

Planning Commission Member Larry Kulesza that wasn’t the proposal Mr. Geisler was making.

Clerk/Treasurer Raena Hallam stated Mr. Geisler has come in and picked up an application to build a small home. He has been cleaning up the property but has not brought back his application. That was last week. Told him to bring in the dimensions of the lot and we would help him if he needed it.

Planning Commission Chair Jody Emra asked about the size of his lots and building.

Planning Commission Member Larry Kulesza stated it is like Hunter True’s property and doing a lot line adjustment. Mr. Geisler would need to do the same thing. It would be a simple thing combining unbuildable lots into a buildable lot.

Planning Commission Chair Jody Emra stated he would just be combining them then.

Planning Commission Member Larry Kulesza answered “yes”.

Planning Commission Chair Jody Emra asked why he would have to do a lot line adjustment if all his lots are continuous? Just asking for her own reasons. Why can’t he just straddle the line?

Planning Commission Member Larry Kulesza stated he would not be able to get a building permit. Each lot must be a minimum size to build. He owns enough land to create a buildable lot, so this is just a procedure he needs to follow. It just simplifies things.

**ADJOURNMENT**

Planning Commission Chairperson Jody Emra adjourned the meeting at 8:07 p.m.

Approved:

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Jody Emra, Chairperson

Attest:

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Raena Hallam, Clerk/Treasurer