

CITY OF DEER PARK
PLANNING COMMISSION

MINUTES
October 10, 2016
7:00 pm

1. ROLL CALL: Members Present: Ella Harper, Alan Bain
Scott Lawson, Bill O'Dea
2. AGENDA APPROVAL:
Staff asked to add to the agenda as item 5e, Betty Mullaly request for permit for Single Family Manufactured Dwelling, file 2016:10:6-1.
Motion to approve the agenda as amended.
Motion carried: 4 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the minutes from June 13, 2016 meeting as presented.
Motion carried: 4 – 0
4. PUBLIC HEARING: None.
5. BUILDING PERMITS:
 - a. Habitat for Humanity request for permit for construction of a Two Family Dwelling on Lot 3, Block 2, Hope Meadows Phase 2, located 315-317 E. J Street, File 2016:10:4-1.
Staff discussed the material presented for the project.
Motion to approve for zoning.
Motion carried: 4 – 0.
 - b. Habitat for Humanity request for permit for construction of a Two Family Dwelling on Lot 4, Block 2, Hope Meadows Phase 2, located at 309-311 E. J Street, File 2016:10:4-2.
Staff discussed the material presented for the project.
Motion to approve for zoning.
Motion carried: 4 – 0.
 - c. Habitat for Humanity request for permit for construction of a Two Family Dwelling on Lot 5, Block 2, Hope Meadows Phase 2, located 301-305 E. J Street, File 2016:10:4-3.
Staff discussed the material presented for the project.
Motion to approve for zoning.
Motion carried: 4 – 0.
 - d. Douglas Burton request for permit for construction of a Garage on Lot 3, Block 5, Arcadia Heights, located 1213 E. Fourth Street, File 2016:10:5-1.
Staff discussed the material presented for the project.
Motion to approve for zoning.
Motion carried: 4 – 0.

- e. Betty Mullaly request for permit for construction of a Manufactured Dwelling and Garage on a portion of Lot 4/5, Block 15, Arcadia Orchards First Addition, located at 221. S. Mission Street, File 2016:10:6-1.
Staff discussed the material presented for the project.
Motion to approve for zoning.
Motion carried: 4 – 0.

6. CITIZENS COMMENTS ON UNRELATED AGENDA ITEMS:

- a. Andy Carlson, 4489 Gardenspot Road, Clayton – discussed issues with the parcel at 24 E. Crawford Avenue relative to ordinance requirements for off street parking, when taking an existing residential two family dwelling and converting portions of it to commercial use in the form of a coffee shop / bakery for inside sitting.
Staff discussed provisions of the ordinance relative to occupancy change requirements and parking elements of the zoning code.
Kelsey Carlson, 4489 Gardenspot Road, Clayton – advised the Commission on her proposed use of the land for a commercial enterprise.
Commission member O’Dea requested design concepts be presented to the Commission for help in determining routes the applicant might take.
- b. Terry Lee, 4016B Maple Street, Loon Lake – discussed the plans he and his partner have for a parcel of land on S. Colville Avenue, that his intentions are to subdivide into similar parcel sizes as Habitat for Humanity, and for construction of twin home style residential units. Further, plans are for roadways etc., that would provide access to 22 to 23 lots, with future access to lands east of the parcel.
Phil Hart, 9297 N. Government Way, Hayden Lake, ID – co-developer for the project and engineer would be working on the various aspects of the project.

7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS: None.

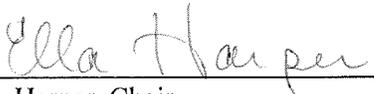
8. STAFF REPORT:

- a. Residential development plans, S. Colville Street – Staff noted the item discussed above, and future discussions whether zoning regulations should be modified to allow the twin home development style throughout the residential zones, or be limited to 5 acre development tracts as now required.
- b. Multi-family development plans, N. Main Street – Staff briefed

9. COMMISSION ACTION ITEMS:

- a. Comprehensive Plan 2017 Update.
Staff presented to the Commission the “Draft” update completed after the Scoping Period, the Commission work sessions and work with Spokane Regional Transportation Council and WSDOT on the transportation element of the plan.
Action needed by the Commission by consensus was to schedule Public Hearings on the draft plan for the November 14 and 28 Commission meetings.
Commission Member O’Dea also requested a work session either be scheduled after the next regular meeting, or if no meeting was held a work session to discuss the draft document completed.
Staff also noted, the Planning Consultants that have prepared the draft would be at the meeting on November 14 to review comments within the plan.

10. ADJOURNMENT: The meeting was adjourned at 8:25 PM.



Ella Harper, Chair



Roger Krieger