

CITY OF DEER PARK  
PLANNING COMMISSION

Regular Meeting  
Minutes  
June 25, 2018  
7:00 pm

1. ROLL CALL:       Members Present:   Ella Harper, Alan Bain, Bill O’Dea  
                          Members Absent:   Jeff Frank
  
2. AGENDA APPROVAL:  
Motion to approve the agenda as presented.  
Motion carried: 3 – 0.
  
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:  
Motion to approve the meeting minutes from April 23, 2018 as presented.  
Motion carried: 3 – 0.
  
4. PUBLIC HEARING:  
Chairman Bain Recessed the regular meeting at 7:02 PM, and opened the public hearing on item (a) of the agenda.
  - a. Haven Heights Long Plat 2017-1.  
Staff discussed the materials in the packet, SEPA process and DNS issued, public notification process, staff report and noted for the record no additional comments have been received.  
Ray Kimbal, 21 S. Pines Road, Engineer and representative of the applicant noted the request for subdivision of land into 36 lots, 5 commercial and the remaining for residential use meeting requirements of the R3A Zone at 6,000 square feet in area, meeting the frontage standards of the zone, building streets to City standard as required in the subdivision code and provided suggested revisions to proposed conditions in the staff report dealing with off site drainage and building setback issues.  
Gail Roberts – 115 N. Weber Road provided comments and questioned what might happen to Little Blessings Day Care and usage for commercial lot proposed to the south of the daycare.  
Carla Phillips – 1624 E. Second Street noted concerns for how close homes could be built to her fence and property line and if the new homes would build an additional fence at property line. Further, she commented on concerns about how roads within the subdivision would connect with N. Weber and N. Country Club Drive.  
Samantha Shively – 405 E. Sixth Street provided comment and questioned what the home values proposed.

Without additional comments being provided, Chairman Bain closed the hearing on item (a) at 7:26 PM, and noted no further actions on the request will be held and action will be scheduled for a later meeting date, and further, opened the hearing on item (b).

- b. Knight Family Airport LLC, Short Plat 2018-5.  
Staff discussed the materials in the packet, public notification process, staff report, current construction on the site and noted for the record no additional comments have been received.  
Austin Storhaug – 510 E. Third Street, Engineer and representative for the applicant noted this subdivision is the first stage of a multi-stage proposed development on the site, meeting provisions of the Industrial Zoning and Comprehensive Plan of the City.

Without additional comments being provided, Chairman Bain closed the hearing on item (b) at 7:33 PM, and reconvened the regular meeting.

5. BUILDING PERMITS:

- a. Corey Hoog request for permit for construction of a Garage on a portion of 11-28-42, located at 904 E. H Street, File 2018:6:19-4.  
Staff discussed the material presented in the packet.  
Motion to approve for Zoning.  
Motion Carried: 3 – 0.
- b. Sharon Boker request for permit for construction of a Garage on Lot 7, Block 1, Deer Park Meadows, located at 1111 N. Vernon Court, File 2018:6:19-3.  
Staff discussed the material presented in the packet.  
Motion to approve for Zoning.  
Motion Carried: 3 – 0.

6. CITIZENS COMMENTS ON UNRELATED AGENDA ITEMS: None.

7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS:

- a. Commission Member O’Dea commented on the firing of weapons in the area North of Sixth Street and West of the wastewater lagoons. Staff noted the area is within Spokane County and under their controls.
- b. Commission Member Bain questioned staff on status of the contract with SCRAPS, relative to animal law enforcement in residential areas of the City. Staff noted the contract for animal enforcement laws is under contract between the City and SCRAPS, for licensing, leash laws, running at large, etc.

8. STAFF REPORT: None.

9. COMMISSION ACTION ITEMS:

- a. Knight Family Airport LLC, Short Plat 2018-5.  
Staff discussed the application packet, staff report, plat drawings and draft findings of fact.  
Chairman Bain asked Commission members for any comments on the materials submitted or draft findings of fact.  
Motion to approve the short plat as presented, adopt the findings of fact and recommend to the City Council for adoption.  
Motion carried: 3 – 0.

10. ADJOURNMENT: The meeting was adjourned at 7:45 PM.



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Alan Bain, Chair



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Roger Krieger