

CITY OF DEER PARK
PLANNING COMMISSION

Regular Meeting
Minutes
March 26, 2018
7:00 pm

1. ROLL CALL: Members Present: Ella Harper, Alan Bain, Bill O’Dea
Scott Lawson, Jeff Frank
2. AGENDA APPROVAL:
Motion to approve the agenda as presented.
Motion carried: 4 – 0.
3. APPROVAL OF PREVIOUS MEETINGS MINUTES:
Motion to approve the meeting minutes from March 12, 2018 as presented.
Motion carried: 4 – 0.
4. PUBLIC HEARING:
Chairman Bain closed the regular meeting at 7:06 and opened the public hearing.
Commission Member O’Dea arrived.
 - a. Habitat for Humanity Short Plat 2018-2, 2018-3, 2018-4.
Staff discussed the application process to date, notifications completed to adjacent parcel owners and sign posting. Further, Staff noted no comments written or oral had been received to date on the application.
Carolyn Foley, 313 Meadowmere Way noted a concern with the Habitat Plat in general, not just these small subdivisions. It was noted that during the original Platting Process with Habitat there had been discussions for placement of a fence between the lands to be subdivided and the Railroad right of way for security and keeping children in the area away from the railway.

Chairman Bain noted no further comments from the public in attendance were made, and closed the hearing at 7:10 PM.
5. BUILDING PERMITS:
 - a. Solid Ground Real Estate LLC request for permit for construction of a Single Family Dwelling on Lot 10, Block 2, Deer Park Meadows, located at 104 W. Tenth Court, File 2018:3:21-1.
Staff discussed the material presented in the packet.
Motion to approve for Zoning.
Motion Carried: 5 – 0.
6. CITIZENS COMMENTS ON UNRELATED AGENDA ITEMS: None.

7. COMMISSION MEMBER COMMENTS ON UNRELATED AGENDA ITEMS: None.
8. STAFF REPORT: Staff advised the Commission on the Zoning District Use Chart being worked on and planned for inclusion on the zoning code update.
9. COMMISSION ACTION ITEMS:
 - a. Habitat for Humanity Short Plat 2018-2.

Staff discussed the application packet, staff report, plat drawings and draft findings of fact. Further, staff discussed the perimeter fence screening that was discussed in the hearing, and that may or may not be included on the original plat conditions. In addition staff noted that if the fencing was part of original conditions it could be included as part of the next phase of plat approval as 5 more phases are included in the overall project. Or, if the issue is not addressed in the past findings, it could be included as discussion topics for the next phases of plat approval, as it probably is not applicable to the current short plat applications now before the Commission.

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: 5 – 0.
 - b. Habitat for Humanity Short Plat 2018-3.

Staff noted the comments for this plat are the same as action item A.

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: 5 – 0.
 - c. Habitat for Humanity Short Plat 2018-4.

Staff noted the comments for this plat are the same as action item A.

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: 5 – 0.
 - d. Zoning Code Test and Map Amendments.

Staff discussed the process to date for the proposed text and map amendments, noted the process of approval of a SEPA Determination and review process of Department of Commerce. Staff additionally discussed the draft findings of fact for approval by the Commission.

Chairman Bain asked Commission members for any comments on the materials submitted or draft findings of fact.

Chairman Bain asked members in the audience for any comments on the agenda item.

Motion to approve the short plat as presented, adopt the findings of fact and recommend to the City Council for adoption.

Motion carried: 5 – 0.

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

Alan Bain, Chair

Roger Krieger