

KETTLE FALLS PLANNING COMMISSION
APRIL 14, 2014

CALL TO ORDER

Planning Commission Chairperson Valerie Hall called the meeting to order at 7:00 p.m.

ROLL CALL

Members in attendance included Valerie Hall, Ray Smith, Jessie Christopher and Yvonne Lawrence.

Staff in attendance included David Keeley, Mary Schultz and Council Member Debbie Gaskin.

Guests in attendance included Dick Leshner, Nadine Borders, Patti Guenther, Tom Bristol, Anthony Pinkham, Dana Bonstrom, Rick Hanson, Jeff Gundersen, David Borders Darrell Wicks, Kathy Pinkham, Flynn Madlin, Loren Guenther and Janet Madlin.

ANNOUNCEMENTS AND MAIL RECEIVED

As there were no Announcements and Mail Received, Planning Commission Members moved on to December 9th, 2013 regular meeting minutes.

MEETING MINUTES

DECEMBER 9, 2013 REGULAR MEETING MINUTES

Planning Commission Member Jessie Christopher made a motion to approve the minutes of the December 9, 2013 regular Planning Commission meeting. Planning Commission Member Yvonne Lawrence seconded the motion.

Motion carried by all. Planning Commission Member Ray Smith - yes, Planning Commission Member Jessie Christopher - yes and Planning Commission Member Yvonne Lawrence - yes.

NEW BUSINESS

PUBLIC HEARING (KETTLE FALLS COMMUNITY CHURCH)

Chairperson Valerie Hall opened the Public Hearing for the Kettle Falls Community Church variance request.

City Planner David Keeley read his staff report explaining the Kettle Falls Municipal Codes for 17.02.063 (A.2.e, A.2.d), 17.03.013 (D) and 17.05.040. The staff report also had the variance request from Kettle Falls Community Church and several options that the Planning Commission Members can choose from. (staff report on file)

City Planner David Keeley read City Superintendent Joel Gassaway staff letter and Fire Chief John Ridlington comment regards to planning application 14-01. (staff reports/comment on file)

City Planner David Keeley informed everyone that he had sent out a letter regarding the requested variance by the Kettle Falls Community Church within a 300 foot perimeter of the church.

Architect Tom Bristol 2445 Highline D. Chewelah WA 99109, went over plans and building structure for the new fellowship hall/sanctuary. The church wants to add a two stage, fellowship hall at 4,300 square feet and a sanctuary hall in phase two at 3,000 feet, which come to a total of 7,300 square foot building. The church is going to demolish three buildings at 2,894 square feet. The existing church will be used for classroom and additional meetings. Not sure why churches are singled out for the setback of 30 feet. The church is expanding their campus for different uses for the existing congregation. It shouldn't bring a whole lot of more cars. The church bought extra property across the street for more parking.

Planning Commission Member Yvonne Lawrence ask about dimension of roof and hang over.

Architect Mr. Bristol the roof is split in the middle. In phase one the roof will run off towards the street and the back alley. In phase two the water will run off down the middle of the sanctuary.

Planning Commission Member Jessie Christopher asked about the height of the roof on phase two.

Architect Mr. Bristol by code it has to be under 30 feet.

Chairperson Valerie Hall opened the Public Testimony portion of the Public Hearing at 7:25 p.m. There were no letters.

Janet Madlin 550 1/2 Narcissus, stated her son Flynn Madlin just purchased the south side property and they are concerned with the drainage/run off flooding, because of the churches parking lot was raised six to eight inches. This year they have already run into that problem.

Loren Guenther 5th St. Kettle Falls WA, stated not one person has complained before about flooding/drainage problem on that property.

Pastor Anthony Pinkham 810 Larch Kettle Falls WA, stated the church has always plowed for the renters living in that house, but this year they weren't able to get all of the snow with the new mail box in the location it is in.

Janet Madlin stated the mail box was in that location when her son moved in.

Rick Hanson 503 Dolomite Rd. Colville WA, stated he thinks the fellowship hall will be good for sanctuary, weddings and receptions, but is also concerned with flooding.

Planning Commission Member Yvonne Lawrence asked about special insulation for sound.

Architect Mr. Bristol answered yes, the church will be using a block that's twelve inches thick and sound won't go through it, but the windows will be an exception.

Planning Commission Member Jessie Christopher asked if there were going to be any classrooms in the new building.

Pastor Pinkham stated there will be no classrooms. The fellowship hall will not be broken up.

Architect Mr. Bristol stated the new building will need other plans for putting in special drainage, but there is other ways to take care of roof drainage.

Pastor Pinkham would like to respond to City Superintendent Joel Gassaway's staff report referencing the space across the street was improved for parking. The cities property on the north side is used for parking for big events for example Easter. Other than those big events they haven't had to use that parking area.

Planning Commission Member Jessie Christopher asked if there is any possibility to build with the city requirements as of right now.

Architect Mr. Bristol answered yes, but with the plan they have it makes it more convenient when church is let out to meet up with the children in the youth classes.

Planning Commission Member Yvonne Lawrence asked where is the water going to go if you make the parking lot across the street.

Planning Commission Member Jessie Christopher asked if the neighbors are okay with having a parking lot next door.

Past Pinkham stated he asked the neighbors, but they are just renters.

Chairperson Valerie Hall asked about surveys and lots.

Architect Mr. Bristol stated the church had to get the property surveyed. The survey is not the same as when it was surveyed before.

Mr. Madlin asked if there is a certain building setback.

City Planner David Keeley stated there are different setbacks for different zones. Churches are 30 feet.

Planning Commission Member Jessie Christopher what is the capacity of the current church and what will it be for the new fellowship hall.

Pastor Pinkham answered the current is 110 and the new phase two will have a capacity of 240 for fire regulations.

Chairperson Valerie Hall closed the Public Comment portion of the Public Hearing at 7:50 P.M.

PLANNING COMMISSION DISCUSSION

Chairperson Valerie Hall concern with Okaying this variance is that everyone may come forward wanting a variance.

Planning Commission Member Jessie Christopher is still concerned with the parking issue, but would be okay with the building side yard setback to the south side from 30 to 20 feet.

Planning Commission Member Jessie Christopher asked if the church would consider buying more property for parking.

Pastor Pinkham stated the north side city property is being used for three hours on Sunday or for special events.

Planning Commission Member Jessie asked if that property could be developed into parking.

City Planner David Keeley stated to informally improve the property you would have to take it to City Council.

Planning Commission Member Yvonne Lawrence thought combining numbers two (Approve the variance with conditions. PC determines an alternate setback and parking requirement would be better suitable for that zone based on the physical layout of the property (e.g. 20' setback to the south, 15' setback to alley, 31 off street parking spaces required) and four (Amend the City Code Design Standards. PC makes changes to the code so setbacks and off street parking requirements for churches are not as strict. This could be a 2 or 3 month process) on City Planner David Keeley's staff report is what she was thinking.

Planning Commission Member Ray Smith agree with Planning Commission Member Yvonne Lawrence.

City Planner David Keeley - Findings of Fact

Variance

- 1.) The strict application of this ordinance to a property would result in extreme difficulty, unnecessary hardship, or the inability of an owner to use land for the purposes allowed in the zone in which it is located for reasons of physical peculiarity.
- 2.) The granting of such variance would not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located.
- 3.) The granting of the variance would not grant special privileges to a landowner that are in conflict with the purposes of this ordinance.

VARIANCE REGARDS TO KFMC 17.02.063 (A.2.E)

Planning Commission Member Jessie Christopher made a motion to approve the building side yard setback to the south from 30' to 20' and to amend the KFMC 17.02.063 (A.2.e). Planning Commission Member Ray Smith second the motion.

Motion carried by all. Planning Commission Member Ray Smith - yes, Planning Commission Member Jessie Christopher - yes and Planning Commission Member Yvonne Lawrence - yes.

VARIANCE REGARDS TO KFMC 17.02.063

Planning Commission Member Jessie Christopher made a motion to keep the existing rear setback at the alley at 20', KFMC 17.02.063 (A.2.d). Planning Commission Member Ray Smith second the motion.

Motion carried. Planning Commission Member Ray Smith - yes, Planning Commission Member Jessie Christopher - yes and Planning Commission Member Yvonne Lawrence - no.

COMMENTS

Planning Commission Member Jessie Christopher asked if the church would be willing to fix up the north side city property for the use of the parking.

Darrell Wicks 960 S. Pine Kettle Falls WA, asked if the city can mark the boundaries for that property.

Nadine Borders Colville WA, asked why the city doesn't pay to fix up the undeveloped city street instead of one entity.

VARIANCE REGARDS TO KFMC 17.03.013

Planning Commission Member Jessie Christopher made a motion to continue the variance for street parking spaces for Monday April 21, 2014 and to visit with City Council Members on Tuesday 15, 2014 regards to the budget for fixing the undeveloped city street on the north side. Planning Commission Member Yvonne Lawrence second the motion.

Motion carried by all. Planning Commission Member Ray Smith - yes, Planning Commission Member Jessie Christopher - yes and Planning Commission Member Yvonne Lawrence - yes.

Finding of Fact

Planning Commission Member Jessie Christopher made a motion to approve the finding of fact for the Kettle Falls Community Church Variance. Planning Commission Member Yvonne Lawrence seconded the motion.

Motion carried by all. Planning Commission Member Ray Smith - yes, Planning Commission Member Jessie Christopher - yes and Planning Commission Member Yvonne Lawrence - yes.

OLD BUSINESS

As there was no Old Business, Planning Commission moved on to Historic Preservation.

HISTORIC PRESERVATION

As there was no Historic Preservation, Planning Commission moved on to Public Comment.

PUBLIC COMMENT

Janet Madlin thought the new building was for a youth center, but everyone phrased it as a gathering hall, which means that street will be a lot busier.

ADJOURNMENT

Planning Commission Meeting adjourned at 8:35 p.m.

Next meeting is scheduled for April 21, 2014 7:00 p.m. at Kettle Falls City Hall.

Approved:

Valerie Hall, Chairperson

Attest:

Mary Schultz, Secretary/Clerk