

**City of Washington
Planning and Zoning Commission
Minutes for July 10, 2018
Washington Public Library**

Vice-Chair Merle Hagie called the meeting to order at 7:00 PM.

Item #1- Commission present on roll call: Susan Fisher, Connie Larsen, Darrell Steele, Rhonda Shelman, Merle Hagie, Rhonda Steele and Tom Gaughan. Absent: Deran DeLong and William Fredrick.

Item #2- Motion by Fisher to remove item #3 approve the July 10, 2018 meeting agenda. 2nd by Larsen. Motion passed.

Item #4- Public hearing to review and discuss the revised changes in the code requiring fence/screening in industrial zones. Motion by Larsen to open public hearing. 2nd by D. Steele. Motion approved. Donnolly explained the situation on fencing/screening in industrial areas. Discussion was about the height of the fences and what other zones will be affected if passed. Examples of fencing and screening around town were discussed. Language on how the ordinance should be worded was discussed. It was discussed that the City Attorney would add this ordinance as a standalone section of code in Chapter 165. The City Council will decide where to input the code change. Motion by Gaughan to close the public hearing. 2nd by Fisher. Motion approved to close public hearing. Motion by Gaughan to recommend the City Council pass the new ordinance section as follows:

Outside Storage

The outside storage of materials and equipment shall not be permitted in any non-industrial zoning district, unless otherwise specifically permitted. In all cases where outside storage is allowed, the outside storage of materials and equipment shall be completely screened from view of all streets and adjoining properties by the way of a solid privacy fence or a chain link fence with slatting, not less than 8' in height, and which the fence or wall shall be maintained to the satisfaction of the Zoning Administrator.

Second by Larsen. Motion passed.

Item #5- Review and discuss clarification of the Building Officials authority in the 2 mile extraterritorial zone. Donnolly explained that there was a situation that came up during a land sale inside the 2 mile zone. The City felt that the Zoning Administrator had authority to decline to exercise its extraterritorial jurisdiction on subdivisions because of the 28E agreement it has with the County concerning the 2 mile extraterritorial zone. The attorney that was doing the title search did not think the Zoning Administrator was giving that authority by Resolution of Council. It has always been the policy since Donnolly had been the Zoning Administrator that if there was no chance that a subdivision would ever connect to the Cities utilities or that there is not a change in occupancy or zoning, he would decline to exercise that authority. This is the policy so that the Commission does not have to meet over minor land splits or subdivisions. There might be some decisions down the road how the Commissions wants to handle land splits

in the 2 mile, but for now, Donnolly just wanted to share this information with the Commission to keep them I the loop.

Item #6- Review and discuss site plan changes. Donnolly handed out the site plan ordinance that had been highlighted with some recommended changes. Since there was a lot of discussion on the last site plan and the language of the ordinance, he recommended a couple of changes. Donnolly went thru his recommended changes with the Commission. Donnolly did not want to make any changes tonight, but wanted the Commission to review the code and come up with suggestions to discuss at next month's meeting. Donnolly would also try and look up what other Cities our size does for storm water detention.

Item #7- No new business.

Item #8- Motion by Larsen to adjourn. 2nd by R. Steele. Meeting adjourned.

Prepared by Steve Donnolly
Building and Zoning Official