

PLANNING COMMISSION MEETING

MINUTES

February 6, 2020

6:30 PM

I. CALL TO ORDER

Jessica calls the February 6, 2020 Planning Commission to order at 6:36 PM

II. APPROVAL OF PREVIOUS MEETING MINUTES

- i. Kelli motions to approve the January 9, 2020 meeting minutes. George seconds. All in favor. Motion carried.

III. DISCUSSION ITEMS

1. Cumming's Property – Multi-Family Housing – Tabled

2. Seller's Property – Multi-Family Housing

- i. Dianne explains what Jerry Seller's would like to do with the property on Alvord and Commercial. He would like to have a lot line adjustment with a variance with a side set back so he can build two single family residences with a zero-lot line. The planning commission would review and if approved, then the Town would record with the county.
- ii. Discussion was had.

3. Fryman Variance – Travel Trailer

- i. Dianne explains that Mrs. Fryman has a travel trailer in her driveway that she has her caretaker living in. There have been complaints about the travel trailer.
- ii. Mrs. Fryman has her application and a letter of hardship explaining her need for her caregiver. She explains her need for having her caregiver living on site.
- iii. She asks what categorizes the trailer as being lived in. Full time living vs. only being in the trailer for a limited hours of the day. They have done extensive upgrades to the property to keep it clean and have it sitting on gravel. She is concerned with the fact that there seems to be several other properties in Town that have travel trailers that have people living in them and properties that have garbage all over. She is willing to work with the Town on the issue.
- iv. The code states that travel trailers can not be hooked up to water and/or electricity for more than 30 days in a 12-month period.
- v. One of the issues is the septic capacity for the property when there is an additional usage. If the trailer is approved to be lived in, it would have to be determined if the septic would have been approved for the extra usage. The trailer would be considered an extra bedroom.
- vi. This issue might fall under title 8 which would be a Councilmanic issue.
- vii. Discussion was had. Accessory Dwelling code needs to be addressed.

4. Storm Water Drainage Plan – Jessica

- i. Jessica's recommendation is still the same, to have an engineer to review the code. Dianne has reached out to an engineer to get a quote and see if they would take the project. Jessica will investigate other cities and towns code.

5. RCO – Darrington Parks and Recreation Plan – Due March 1, 2020 Bridgett

- i. Planning looked over the plan the Bridgett has provided. Bridgett suggests, with minor corrections, recommending it to council. Bridgett and Amy will be at Council to discuss the Parks and Recreation Plan and the Comprehensive plan.
- ii. Bridgett makes a motion to draft a resolution for sending a separate park plan from the comp plan to send to ROC. Rob seconds. All in favor. Motion carried.

#### 6. Critical Area Ordinance- Amy

- i. Amy has not finished the check list. Tabled till April.

#### 7. Accessory Dwelling Definition

- i. Planning would like a workshop to discuss in depth the accessory dwelling definition issue and the code.

#### 8. UGA

- i. There was push back from Dept. of Commerce. Their preliminary comments about Darrington's lack of sewer systems and their ability to reach capacity. Amy, Ryan and the Mayor discussed with them their reasoning for the UGA Swap. Sno-Co has decided to put it on the 2023 docket change which everything has to be in by October. There will be an updated Staff report sent out on Monday.

#### 9. Light Industrial Zoning Code Change

- i. Planning would like a workshop to discuss in depth the light industrial zoning code and possible changes.
- ii. There is concern about getting assistance with the changes that need to be made through out the whole code. Amy explains that Granite Falls has gotten a grant to have their code revised.
- iii. It is decided that planning would have a workshop on February 25<sup>th</sup> at 6:30pm to work on the light industrial zoning code.

#### 10. Comprehensive Plan update- Due 2023

- i. Amy discusses coordinating the park element with the new park plan, other than that, everything is still on hold. State legislature is contemplating pushing this process to 2024.

#### 11. Hazard Mitigation Plan

- i. The county is updating their hazard mitigation plan. Amy is updating Darrington's chapter. Amy would like to know what planning and the mayor see as Darrington's hazard mitigation area. Dan states that it is Town proper.

### IV. ADJOURN

Jessica adjourns the meeting January 9, 2020 Meeting at 8:03 PM

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Jessica Coleman, Chair

ATTEST:

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Dianne Allen, Clerk-Treasurer