

PLANNING COMMISSION MEETING
MINUTES
FEBRUARY 1, 2024
6:30 PM

I. CALL TO ORDER

Aida calls the February 1, 2024, Planning Commission to order at 6:00 PM

II. ROLL CALL

- i. Aida Miller - Present
- ii. Don Williams- Present
- iii. Rob Requa- Present
- iv. Christina Wegner- Present
- v. Jake Cumming - Present
- vi. Dianne Davis – Clerk/Treasurer - Present
- vii. Nikki Thompson – Attorney – Present via Zoom
- viii. Camie Anderson – Planner - Present

III. APPROVAL OF AGENDA

- i. Rob motions to approve the February 1, 2024, agenda. Don seconds. All in favor. Motion carried.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- i. Don motions to approve the January 4, 2024, meeting minutes. Jake seconds. All in favor. Motion carried.

V. OPEN PUBLIC HEARING

- i. Jake Cumming recuses himself from the public hearing as a commissioner.
- ii. Nikki asks the remaining commissioners the questions of the appearance of fairness colloquy.

APPEARANCE OF FAIRNESS COLLOQUY

Prior to staff presentation of this quasi-judicial matter, it is important to determine whether the Appearance of Fairness Doctrine requires any member of this body to refrain from deciding the matter. In light of that requirement, I will ask you some questions before we begin.

- 1. Does any member of this Council have knowledge of or have conducted business with either the proponents or opponents of this application. - No
- 2. Does any member of this Council either have a pecuniary or non-pecuniary interest in the outcome of this proceeding? - No
- 3. Does any member of this Council know whether or not their employer has a financial interest in the property or area which will be impacted by the decision in this proceeding? - No

4. Does any member of this Council live or own property within 300 feet of the area which will be impacted by the decision in this proceeding? - No
5. Does any member of this Council have any special knowledge about the substance of the merits of this proceeding which would or could cause the Councilmember to prejudge the outcome of this proceeding? - No
6. Is there any member of this Council who believes that he or she cannot sit and hear this matter fairly and impartially both as to the respective positions of the proponents and the opponents in this proceeding? - No
7. Has any Councilmember had any ex parte contacts concerning this matter? - No
8. Is there any member of the audience who because of the Appearance of Fairness Doctrine wishes to disqualify any member of the Council from hearing this matter? – No
 - iii. Camie Anderson from Shockey is present to explain the proposal of the High Mountain Meadows subdivision.
 - iv. Camie addresses the comment of a neighbor who had concerns about the septic systems contaminating their current water well supply.
 - v. Stephen Edwards explains that he has a hand dug well that is about 50 feet deep, is a surface water well. He is concerned about the runoff of chemicals from lawn maintenance and septic systems. His partner, Kristine states that the Town does protect local water supplies and is concerned that if they lose their well, how are they going to get water and what will that do to the value of the property, property that they have worked hard to update.
 - vi. Larry & Patrica Ducharme – Larry is concerned about the increase in traffic. There have already been issues with the higher traffic volume. A big concern is that the road is narrow. He spoke with the county and the county is going to send someone up to look at the road conditions. Larry said that he will be working with the county.
 - vii. Stephen and Kristine would like to state that they agree with Larry and his concerns with the traffic.
 - viii. Public Testimony closes at 6:15
 - ix. Jake states that there has been a lot going on in this project that includes traffic studies. Kristine would like a copy of the studies and reports that have been done for this project. Jake states that he is bringing Town water up to the property and it will come up to where it meets with Stephen's property. Jake states that he knows where Stephen's well is located and all the septic systems are well over 100 feet away.
 - x. Larry asks if there is a timeline available if the project goes forward. Camie states that once the preliminary is approved, Jake will have 5 years and if needed he can apply for a 1-year extension. Larry asks what the price range will be for the houses. Jake says that a lot will go into what determines the prices, but he is hoping they will be around \$500k.
 - xi. Rob asks about where the driveways are located.

- xii. Aida asks if a well is not listed under the Department of Ecology's website, is it something that could stop this project from going forward? Nikki states that they must consider where the surrounding wells are, and that the septic systems and drain fields are 100+ feet away from them which is the standard.
- xiii. Aida asks Stephen if there are any specific chemicals that he is concerned with. Stephen says chemicals like round up and other fertilizers.
- xiv. Aida asks if any soil percolation tests have been done. Jake explains that they have over 40 test spots on the property.
- xv. Don asks Jake questions about the storm water drain system.

VI. CLOSE PUBLIC HEARING

- i. Aida closes the public hearing at 6:25pm
- ii. Rob motions to approve subdivision application. Don seconds. All in favor. Jake Cumming abstains. Motion carried.

VII. DISCUSSION ITEMS

1. Comprehensive Plan – Reid Shockey

- i. Reid goes over the schedule for going forward with updating the comprehensive plan. The Draft Plan needs to be adopted by June by the Town Council.
- ii. Reid explains that there are a lot of policies from the county and the state that will be in the comp plan as an appendix.
- iii. Dianne asks about the middle housing bill that was passed back in June that states that municipalities must have an ordinance in place within 6 months. When Dianne asked Reid if she needed to bring it to planning and council and he had said no so now she is wondering why not? The commission is speaking of housing and ordinances and that ordinance will need to be in the comp plan.
- iv. Reid says there will be a list of ordinances that will help fix the code.
- v. Reid sent the commissioners the Regional Growth Strategy Goal, putting in suggestions for Darrington's comp plan and space for the commissioners to comment. Aida has returned her comments, and he would like the other commissioners to turn theirs in within the next two weeks.
- vi. There were a few questions about the maps. Discussion was had about the maps and the UGA Swap.
- vii. Reid asks the commissioners about the Darrington Action Plan from 2015 and which items they would like to know which are completed, which they want to keep and which they want to take off the list. The discussion turns to the update of the sewer system. Dan says that ecology and the department of health want to see that in the comp plan. Aida and Christina ask if the comp plan states that the Town would be looking into funding for a feasibility study for a sewer system if that would appease both departments. Dan says that he would have to look at the last comp plan.
- viii. Capital Road Improvement – There is not a whole lot of interest in expanding the roads.
- ix. Parks and Recreation – Sauk River Park shows trails, and that the Town supports the improvements to the park.

- x. Reid talked to the transportation consultant and the commissioners, and they had stated that they did not have any issues. Jenne Requa from the audience states that she is concerned about the intersection of Fullerton and SR 530. Jake would like to see flashing lights for pedestrians at the intersections of Darrington and Givens in the morning and afternoon when the kids are going to school and get out of school. Reid is also in contact with Community Transit about their work with the Town and its residents for expanding services in the community.
 - xi. Reid says that there will need to be a park development plan.
 - xii. Future of the Airport – Reid wants to clarify what the Town wants the future role of the airport to be. Land around the airport was discussed. Christine asks if the Town owns the land, and the owners of the hangers lease the land. Yes, the town owns the land and individuals lease the land their hangers are on. The commission agrees that they want the airports’ role to remain as it currently is.
2. FYI – possible application for rezoning a residential property to commercial property.

VIII. ADJOURN

Aida adjourns the meeting February 1, 2024, Meeting at 7:48 PM

Aida Miller, Chair

ATTEST:

Dianne Davis, Clerk-Treasurer