

**City of Benton City
Planning Commission Board Meeting Minutes
April 29th, 2014**

CALL TO ORDER – (78/3/871*Audio recording begins) Commission Chairman Norris called the April 29th, 2014 Planning Commission Board Meeting to order at 6:00 p.m.

ROLL CALL – (80/1/572*) **Commissioners Present:**

**Commission Chair Kyle Norris
Commissioner Don Allen
Commissioner Ivan Howard
Commissioner Gary Robins**

Commissioners Absent:

Commissioner J.D. Howard (Health Issue)

City Professionals Present:

Stephanie Haug, Clerk of Board

Commission Chair Norris: I believe with J.D. having his stroke and everything, he won't be, I haven't heard from him but I don't believe he'll be back so, I don't believe we'll, I guess we have another opening on the Planning Commission at this time. I believe this is the route I'd like to follow. He hasn't been here for a couple of meetings and I do know he has a bad condition so I think we'll go with that.

PLEDGE OF ALLEGIANCE TO THE FLAG/U.S. – Ms. Haug lead the Board and audience in the Pledge of Allegiance - (103/3/753*)

APPROVAL OF MINUTES FOR JULY 22ND, 2013 PLANNING COMMISSION BOARD MEETING
(119/2/905*)

Commissioner Allen: I make a motion that we accept the Minutes from the last meeting, July, the 22nd.

Commissioner Howard: I'll second.

MOTION #1 - Commissioner D. Allen moved and Commissioner I. Howard seconded to approve the Minutes of the July 22nd, 2013 Planning Commission Board Meeting as presented.

VOICE VOTE #1 – C. K. Norris, C. D. Allen, C. G. Robins, C. I. Howard
ALL YEAS. Motion carried.

ZONING TEXT AMENDMENT - FENCING - (141/1/921*)

STAFF REPORT - (150/2/775*)

Ms. Haug – Explanation of fencing issue

PUBLIC HEARING – (245/2/213*)

**** PUBLIC HEARING ****

**** Public Hearing opens at 6:12 p.m. ****

No Public Comments

**** Public Hearing closes at 6:13 p.m. ****

FINDINGS OF FACT - (258/2/671*)

Commission Chair Norris – First question – Should current fencing regulations be revised? If so, how? Question I had reading through here – Question asking in our rules/regulations – Says barbed wire/razor wire fencing prohibited in all Residential/Commercial districts – May be permitted in all Agricultural/Suburban zoning – Question is if you have Commercial building or business - Many security fences have barbed wire on top for security – One business does – City has barbed wire around their area – Don't have problem with barbed wire/razor wire for Commercial area for security – As far as Residential I do – Something I would bring to your attention

Commissioner Allen – Could be necessity in commercial – Should continue to be

Commission Chair Norris - 20.51.050(2) – Barbed wire/razor wire is prohibited in all Residential and Commercial districts – Maybe should say prohibited in all Residential districts – Barbed wire and razor wire fencing may be permitted in Agricultural, Suburban zoning or Commercial and Agricultural – However attorney would like to write it up – This is our worksheet right here?

Ms. Haug – Yes – So you're thinking Commercial and Light Industrial

Commission Chair Norris – Yes – Don't believe we need Suburban – Don't believe that would hurt to have that in Commercial as security factor – Fence location – Right now no permit required – Do we want to require permit

Commissioner Allen – More open about permit form – Who reviews – How much will it cost?

Commission Chair Norris – Should have Permit for knowledge – If doesn't meet City code – Can be required to take down fence - Responsible person – Would probably check – Not sure if charge – If get permit – Get knowledge

Commissioner Howard – Problem I have – When my shop built – Said rafters not good enough for snow load – If you get permit for \$300 – We will sign off – How does me paying you \$300 make those trusses any stronger - Just because I get a permit – How does it get approved?

Commission Chair Norris – With permit – Get inspection – If build fence without first contacting City – City employee finds it – Fence blocks view – City has to address – Fence comes down at owner's expense – How to head off – Other cities require permits for fencing

Commissioner Allen – Example - Applicant comes to City – Get permit at minimal charge – Has to have property lines - Will need to get a survey – Expense – Fence location Height of fence and specific materials planning to use – Check off box – All items specific to installation have to be there – Doesn't have to be much of charge

Commission Chair Norris – Cost to cover inspection – 48" – Street frontage – Permit

Ms. Haug – As I interpret this – We require permit – Application – Place to put basic contact information – City would need a site plan – Needs to be to scale

Commissioner Allen – If applicant could get with neighbor – Ask for permit – Whether or not survey – Somebody has to take responsibility for where fence is placed

Commission Chair Norris – Any requirements is not on street?

Ms. Haug – Have to be setback ten feet from property line – Need to know where property line is so we can measure

Commission Chair Norris – If on street – Will be ten feet from street – Or sidewalk – Behind sidewalk

Ms. Haug – Edge of pavement not always edge of Right-of-way – All measurements from property lines not center – Edge of property measured from that – Same for building shop, house or anything – Must identify where your land is to mark where building is – Would have to identify where edge of property is

Commissioner Allen – Issue between two neighbors – Have to agree – Wooden fence – Neighbor wants cyclone or chain-link fence – Now have two fences butted up to each other

Commission Chair Norris – Between neighbors – Not City issue

Commissioner Allen – Some people would try to use almost anything

Commission Chair Norris – In Code – Is addressed - Approved building materials – Contradiction

Ms. Haug – Handout what we give people now per current City code – These are all changes - Can have four foot fence in street frontage – Which is sides of house to front – Except for within twenty feet of corner – Then can only be 36 inches – Four different options in draft

Commissioner Allen – Take note – Beginning – First paragraph – Ten or more feet should not be left out – Should be left in

Ms. Haug – Draft – Put back in below – Suggested – Incorporating idea – If like setback ten or more feet – Planning Commission recommends

Commissioner Allen – Should be in there – Ten or more feet

Commissioner Howard – Are you saying it's different for Agriculture?

Ms. Haug – Yes – That's existing in our code right now – Different requirements for Agricultural and Residential – Within street frontage – Can only be 48 inches tall – For emergency vehicles – Ability to see house numbers – Backing out of driveway – Added visibility to front of house – Then corner for traffic safety – Several different measurements – Can recommend other – Although may not be able to buy all sizes of fencing material

Commissioner Robins – Schools – 48 inches – Mine is 48 inches – Couldn't find anything smaller

Commission Chair Norris – Not problem changing that from 36 to 48

Ms. Haug – Existing is 48 – Would be no change

Commissioner Robins – Setback requirements – If not in way – 48 inch fence okay

Commission Chair Norris – With exception of corners – Guess we ought to decide if we want to require permit – Start there

Commissioner Allen – Needs to be policed somehow

Commission Chair Norris – Already being policed through existing code

Commissioner Allen – It is – But will they follow the code

Commissioner Howard – Is somebody challenging this? Why are we discussing this? Already in code – Is somebody trying to build six foot fence out to the corner

Ms. Haug – No – Wanted to build four foot fence out to corner – Brought to Council's attention through citizen – Discovered halfway through fence building process – Informed of requirements – Didn't like requirements – Took it too Council – Sent it to Planning Commission

Commissioner Robins – What type of fence were they building?

Ms. Haug – Chain-link

Commissioner Howard – Its 48 inches high?

Ms. Haug – On a corner – Had a option of going on diagonal – Twenty feet back and four foot across – Or dropping it to three foot in the corner section – Didn't like either option

Commissioner Howard – How can you require three foot chain link if three foot chain link fence not available – If we require they go three foot – Need to look at availability before we make decision

Ms. Haug – Don't necessarily need to go with chain link fence – Could do three foot wood fence or three foot hedge or three foot vinyl fence – Here to discuss regulations for everyone

Commissioner Robins – A three foot wood fence out to corner has more obstruction than a four foot cyclone fence by far unless slats added

Commission Chair Norris – Privacy slats or growing creeping vegetation

Commissioner Allen – Material specific very important

Ms. Haug – Also option – Can cut back on diagonal and maintain four foot – Just has to be back from the triangle twenty feet from each angle to ensure visibility in the corner – If Planning Commission doesn't feel like there needs to be changes to height requirements – Can be recommended – Lots of suggestions – Lots of ideas – Asking Planning Commission to weed through it – Pick out parts and recommend moving forward

Commissioner Robins – Read original – Don't see anything wrong with it

Commission Chair Norris – One change – Wire around Commercial area – If you feel nothing needs to be changed – Motion to refer to Council as is with possibly with that exception – Could do that – Is there a motion to something of that effect?

RECOMMENDATIONS OF PLANNING COMMISSION - (1006/4/000*)

Commissioner Howard: I make a motion to leave the standard as it is with the exception or clause in there for razor wire and/or barbed wire for security purposes around Commercial buildings

Commissioner Robins: I second.

Ms. Haug: Did you want Light Industrial?

Commission Chair Norris: I think Light Industrial would work in there

Commissioner Howard: Light Industrial is fine

MOTION #2 – C. I. Howard moved and C. G. Robins seconded to recommend to City Council to leave fencing code as is with exception of adding razor and barbed wire to Commercial/Light Industrial zones for security purposes.

VOICE VOTE #2 – C. K. Norris, C. D. Allen, C. I. Howard, C. G. Robins
ALL YEAS. Motion carried.

Commission Chair Norris – Anything else to look at?

Ms. Haug – another large project this year – Proposed to amend our Comp Plan and our Zoning Map – Make some changes – Downtown Commercial areas rezone back to Residential – Overlay to review zoning for City – If everyone is available on May 28th – Wednesday night

Ms. Haug – Tuesdays – Shooting for last Tuesday of the month – May 27th – Shoreline Master Plan Update still in review with Department of Ecology – Hoping by end of summer to have adopted by City and approve through State.

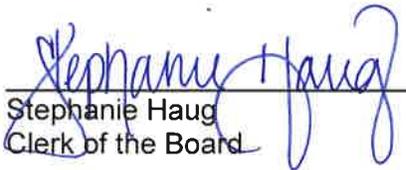
Commission Chair Norris – Not sure how much longer be on Planning Commission – Looking at end of September to retire – Probably should try to get one more person on Commission before taking on any new projects

Ms. Haug – Had to advertise twice to fill last position – If you know anyone

ADJOURNMENT (1178/4/461*)

Commission Chair Norris adjourned the April 29th, 2013 Planning Commission Board Meeting at 6:48 p.m.

Planning Commission Meeting ended at 6:48 p.m. (1179/3/134*Audio recording ends)


Stephanie Haug
Clerk of the Board


Kyle Norris, Commission Chair
Planning Commission Board

Date: 5/27/14