

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
 Vice Chairman: Jim Fleming
 Board Members: Carol Dawson, Terry Dorsing, Ann Drader, Blair Fuglie and Kevin Richards
 Secretary: Doris Long

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

MARCH 1, 2017 @ 7:00 P.M.

2017 Attendance

NAME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BAILEY	P P	NM	P									
DAWSON	A A	NM	P									
DORSING	P P	NM	A									
DRADER	A P	NM	P									
FLEMING	P P	NM	P									
FUGLIE	P P	NM	P									
RICHARDS	P P	NM	P									

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Chairman, Bill Bailey, opens the meeting at 7:01 PM.

Board Action:

Approval of January 25, 2017 Planning Commission Meeting.

ACTION: Jim Fleming moves to approve the meeting minutes as presented. Ann Drader seconds the motion.

Voted on and passes unanimously.

Mr. Bailey requests a brief update of the Board of County Commissioners' public hearing regarding the amended marijuana regulations.

Planning Director, Damien Hooper, reports that the two attending Commissioners did not make a decision. The item was tabled until March 7th at 4:00 PM, at which time all three Commissioners would be a part of the decision making process. Before the public hearing portion of the meeting was closed, the Commissioners did express the possibility of the ½ mile buffer being reduced.

Discussion takes place.

PUBLIC HEARING – Grant County – File #P 17-0027 – Unified Development Code Text Amendment – to Chapter 22.04 Land Division, Chapter 23.04 Zoning Districts, Chapter 23.08 Performance and Use Standards and Chapter 25.08 Conditional Uses and Variances.

Mr. Bailey notes for the record that there are no members of the public present, and Planning Director, Damien Hooper, will be presenting tonight's information.

Mr. Hooper explains that a series of procedural amendments will be being considered. The amendments will affect submittal requirements for all permit types, codifies the pre-review process for final plats and modifies one performance standard relative to fertilizer storage and manufacturing.

Notice of the amendments were published in the paper of record on February 13th. The appropriate comment period was provided, and there were no public or agency comments received. The Department of Commerce granted expedited review, and the amendments are exempt from the requirement of SEPA. There are six proposed Findings of Fact.

Mr. Bailey confirms with the Planning Commissioners that they all have read the material that was sent to them. The Planning Commission agrees that it is not necessary to read the amendments in their entirety.

Mr. Hooper briefly reviews the amendments relating to the performance standard relative to fertilizer storage and manufacturing. Currently a 10 acre minimum lot size is required for fertilizer storage. Some fertilizer varieties and processes do not necessitate the clear space around the buildings that this provides. This amendment would allow Staff to consider what is being stored or manufactured on site, and as an option, have the opportunity of reducing the lot size to a minimum of five acres, while taking the Building and Fire Codes into consideration.

He explains the amendments to the application submittal requirements would allow the Department to develop a single land use application, which would apply to all land use processes. Also, by identifying the submittal requirements as "*on forms prescribed by the Grant County Planning Department*" the ability to make changes to the requirements, without having to amend the Code, would exist.

Mr. Richards asks Mr. Hooper if, at some point, the Boundary Line Adjustment approval process could be tied to the deed recording process.

Discussion takes place.

Mr. Richards asks if they could visit the language that covers creating a nine lot short plat.

Discussion takes place.

Public Hearing Opened

Public Hearing Closed

Mr. Bailey reports that all four proposed amendments could be covered with one motion, and that he has added a seventh Finding of Fact.

Mr. Fleming moves to recommend approval of File #P 17-0027, Unified Development Code Text Amendment for Chapter 22.04 Land Division, Chapter 23.04 Zoning Districts, Chapter 23.08 Performance and Use Standards and Chapter 25.08 Conditional Uses and Variances, to the Board of County Commissioners with the seven Findings of Fact in the positive.

Mr. Fuglie seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: JIM FLEMING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE GRANT COUNTY UNIFIED DEVELOPMENT CODE TEXT AMENDMENT TO CHAPTER 22.04-LAND DIVISION, CHAPTER 23.04-ZONING DISTRICTS, CHAPTER 23.08-PERFORMANCE AND USE STANDARDS AND CHAPTER 25.08-CONDITIONAL USES AND VARIANCES BE APPROVED WITH THE ORIGINAL 6 FINDINGS OF FACT AND THE ADDITION OF A 7TH READING:

A PUBLIC HEARING HAS BEEN HELD AND THE PLANNING COMMISSION FINDS THE CHANGES TO BE CONSISTENT WITH PRUDENT OPERATING PROCEDURE FOR THE GRANT COUNTY PLANNING DEPARTMENT.

7 FINDINGS OF FACT IN THE POSITIVE.

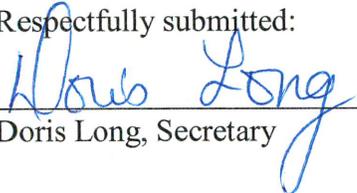
BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

There is general discussion, which includes code enforcement in Grant County.

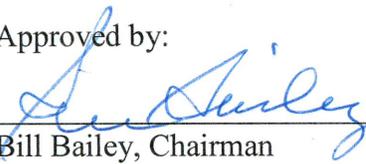
Meeting adjourned at 7:47 PM.

Respectfully submitted:



Doris Long, Secretary

Approved by:



Bill Bailey, Chairman