

**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

JUNE 7, 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	NM	NM	P						
DAWSON	A A	NM	P	NM	NM	A						
DORSING	P P	NM	A	NM	NM	P						
DRADER	A P	NM	P	NM	NM	P						
FLEMING	P P	NM	P	NM	NM	P						
FUGLIE	P P	NM	P	NM	NM	P						
RICHARDS	P P	NM	P	NM	NM	P						

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Chairman, Bill Bailey, opens the meeting at 7:00 pm.

Board Action:

Approval of March 1, 2017 Planning Commission Meeting.

ACTION: Jim Fleming moves to approve the meeting minutes as presented. Blair Fuglie seconds the motion.

Voted on and passes unanimously.

Mr. Bailey swears in those wishing to testify at this hearing en masse:

Do you hereby swear or affirm under penalty of perjury under the laws of the State of Washington that the testimony that you give is truthful and accurate to the best of your knowledge and belief?

Mr. Bailey explains how the meeting will proceed, and introduces the project to be heard.

PUBLIC HEARING – Desert Diamond Development, LLC – File #P 17-0101 – Rezone – of an approximately 10.6 acre parcel from Rural Residential 1 to Urban Residential 2.

Associate Planner, Rick Rettig, presents the Staff Report to the Planning Commission members along with Agencies/Departments and Public comments that have been received. Staff states for the record that the Rezone is a non-project action, therefore the concerns that were raised in the public comments do not yet apply. The subject property was re-designated during the 2007 Comprehensive Plan Amendment cycle, and this change would make the zoning consistent with the land use designation. Staff displays maps showing the location of the proposal along with surrounding zoning. The proposal conforms to and is consistent with the applicable criteria of approval. Staff recommends approval of the project with 10 Findings of Fact and no Conditions of Approval.

Discussion takes place regarding the allowed density in the Urban Residential 2 zone.

Caleb McNamara, 4089 Cove West, Moses Lake, has been sworn in, representing the proponent. Mr. McNamara explains the property was already located within the UGA, and they are trying to finish the process that had been started.

Public Hearing Opened at 7:14 pm

Jimmy Kamada, 5170 Kopp Lane NE, has been sworn in, speaking in opposition to the proposal. Mr. Kamada states that he is assuming the Planning Commission has had the chance to see the letter he submitted in opposition to the zone change. Mr. Kamada reads the letter as his testimony. (This letter was provided to the Planning Commission in the Staff Report.)

Excerpt from the testimony: *"I am opposed to the zone change from Rural Residential 1 to Urban Residential 2 when a change to Suburban Residential could bring compliance with the Urban Land Use Designations and be more appropriate to a rural setting".*

In closing he reads: *"If the basis is that it is in an Urban Growth Area, then a Suburban Residential would satisfy the compliance issue. The granting of a density of Urban Residential 2 provides for single-family residential housing and duplexes ranging from 1 dwelling unit to 4 dwelling units per acre. Once approved, a developer could legally pursue 4 dwelling units per acre on some or all of the 10.6 acres. This density would be in conflict with the rural character intent of Grant County Comprehensive Plan 2006."*

Public Hearing Closed 7:18 pm

Planning Director, Damien Hooper, discusses the existing Comprehensive Plan Designation and the related Urban Residential Zoning Designations with the Planning Commission.

Mr. Kamada asks if the Suburban designation was not eligible to be considered. Mr. Hooper replies that is correct.

Mr. Fleming moves to recommend that the rezone application be approved with the Findings of Fact in the affirmative.

Mr. Fuglie seconds the motion. He also comments that this is a good example of why allowing Comprehensive Plan Amendments and Rezones to be heard within the same meeting was a positive step taken by the Planning Department.

Motion is voted on and passes unanimously.

Board Action:

ACTION: JIM FLEMING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE DESERT DIAMOND DEVELOPMENT REZONE BE APPROVED WITH THE 10 FINDINGS OF FACT IN THE AFFIRMATIVE.

BLAIR FUGLIE SECONDS THE MOTION.

10 FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

VOTED ON AND PASSES UNANIMOUSLY

Discussion takes place concerning the proposed marijuana regulations that were amended, and then approved by the Board of County Commissioners, the related permitting activity that the Planning Department is seeing, and what the next step would be if marijuana activity were to become classified as AG.

Mr. Dorsing comments that he is frustrated by the changes that the County Commissioners made to the regulations. After hearing public testimony, the Planning Commission worked to set the requirements in an effort to protect the people of Grant County.

Darryl Eldridge, 9374 Neppel Road NE, Moses Lake.

Mr. Eldridge explains he was out of town the last few months, and missed a lot of the meetings. At the last meeting he attended there was talk about if a grow wasn't in production by a certain date then they couldn't grow. He asks if that is still true.

There is discussion regarding what defines being in production, and what was approved in the regulations.

Mr. Hooper announces that Associate Planner, Rick Rettig, is retiring June 30th.

Planning Commission Workshop – 2018 Comprehensive Plan Update

Ben Floyd of White Bluffs Consulting is introduced.

Mr. Floyd has been chosen as the consultant to work with Grant County on the 2018 Comprehensive Plan Update. He will team with Oneza & Associates and Anchor QEA where assistance is needed.

Mr. Floyd will also work closely with Damien Hooper, Planning Director.

Mr. Floyd explains the update is due June 30, 2018 although, after environmental review and Commissioner approval is considered, the actual working time for the Planning Commission is closer to nine months.

If the Planning Commission has issues that they would like to see addressed, the sooner those issues are identified, the more time there will be to work them out.

He encourages the Planning Commission to read through the existing Comprehensive Plan, and flag the areas that seem to be inaccurate or problematic.

The intent is for the final document to be concise, easier to read, more clear and understandable.

There is discussion regarding what to expect from the workshops.

Mr. Bailey would like to see the land that is designated as AG, but doesn't really qualify as AG land, be reclassified.

Mr. Floyd asks if he is referring to rangeland.

Discussion ensues.

Mr. Floyd identifies some of the key areas that will be looked at during the update process as follows:

Population projections, and expected growth over the next 10 to 20 years.

Goals and policies, including County-wide planning policies.

Update land use designations.

Establishing a public facility designation for the PUD and other public agency resources.

Capital facilities.

Critical areas code.

Discussion ensues covering a wide variety of topics including water availability, buildable lands study, if amending the existing UGA is a possibility and the planned growth committee.

Mr. Floyd reports that public visioning workshops, hosted by the Planning Commission, are being proposed for September 6th and September 7th. This will give the public an opportunity to provide their input as to what they want to see, and the Planning Commission the opportunity to share their perspective.

Mr. Dorsing, Mr. Fuglie and Ms. Drader state they will not be available for the 6th and 7th dates, and Mr. Bailey states he will not be available the last week of September.

New dates will be researched.

The decision is made for the August workshop to be via a video conference with Mr. Floyd.

If the process goes as anticipated, the October, November and December workshops will be reviewing sections of the draft Plan. Once goals and policies are set, the elements of the Plan will be updated based on the goals and policies.

In January and February workshops on the full draft of the Plan will be held. An EIS of the draft Plan will hopefully be issued in February.

March/April the 60-day Commerce notice will be sent, public hearings will be held and the Planning Commission will send a recommendation to the Board of County Commissioners.

In May/June the Plan will be presented to the Board of County Commissioners for their approval.

If the updated Comp Plan is not finalized by June 2018, as a penalty, the County would not have the ability to apply for certain grants and funding.

Mr. Richards commented that he would like to see the Larson Community addressed, he wants to make sure economics is looked at from a long term perspective and have better cooperation between the Health District and development.

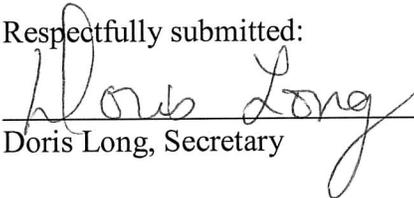
Ms. Drader would like to see tourism addressed.

Mr. Floyd states some of these items will be addressed in the implementation of the Plan.

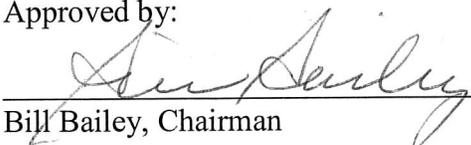
Discussion ensues.

Meeting adjourned at 8:54 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman