

**GRANT COUNTY
PLANNING COMMISSION**

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

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

NOVEMBER 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	NM	NM	P P	NM	NM	P P	NM	P	
DAWSON	A A	NM	P	NM	NM	A P	NM	NM	P P	NM	P	
DORSING	P P	NM	A	NM	NM	P P	NM	NM	P P	NM	A	
DRADER	A P	NM	P	NM	NM	P P	NM	NM	P P	NM	P	
FLEMING	P P	NM	P	NM	NM	P P	NM	NM	Mr. Fleming Resigned 08/2017			
FUGLIE	P P	NM	P	NM	NM	P P	NM	NM	P A	NM	P	
RICHARDS	P P	NM	P	NM	NM	P P	NM	NM	P P	NM	P	

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

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

Board Action:

Approval of September 13, 2017 and September 14, 2017 Planning Commission Public Visioning Workshop minutes.

The September 14th minutes contained this information presented by Mr. Jamison: *"He is aware of 9 circles on the Wahluke Slope going into orchard this coming year."*

Mr. Bailey recalled the number of circles as being 5, and requests that the number be verified.

Mr. Richards moves to approve the minutes, dependent on the information being verified.

Ms. Drader seconds the motion.

After listening to the recording of the September 14th meeting, it has been verified that 9 is the correct number of circles. Therefore, the minutes are approved as presented with no corrections.

ACTION: Mr. Richards moves to approve the September 13th and September 14th Public Visioning Workshop minutes. Ms. Drader seconds the motion.

Voted on and passes unanimously.

Damien Hooper, Planning Director, explains they will be reviewing the draft version of the Goals and Policies chapter. Also, earlier in the day, he and Ben Floyd, of White Bluffs Consulting, met with representatives from the Cities' Planning Departments regarding population projections. All but Wilson Creek, Krupp, Coulee City and Moses Lake were represented.

Mr. Floyd reports they received enough feedback to update the population projections. If the numbers are acceptable to the Cities, they will move forward.

There is a possibility that Soap Lake will request to expand their Urban Growth Area to wrap around the Lake. A plan is being developed to create a lake trail system in the hopes of drawing campers into the City.

Mr. Floyd displays the population projection table for the Planning Commission. Grant County is currently at approximately 96,000. It is projected that in the next 20 years the number will grow at a 1.3% rate to approximately 134,000. That growth will be allocated throughout the Cities. Some of the Cities feel their growth should be more than the 1.3%. Mattawa is potentially at 5%, others at 2%. All of the factors will be taken into consideration as the numbers are set.

Mr. Hooper explains the Cities' representatives were far more pragmatic, and interested in representing reality, than what took place almost 20 years ago.

Information will be organized by land use designations, and the growth will be allocated spatially throughout the County.

Mr. Floyd presents the anticipated schedule.

The December 6th workshop will be conducted as a Webex. The updated draft version of the Land Use Chapter will be reviewed.

January 17th workshop may also possibly be held as a Webex, which will focus on economic development, natural resources, water resources and the critical areas.

The entire draft version of the updated Comp Plan will be reviewed at the February 7th workshop. The remaining chapters to be covered will be capital facilities, utilities and possibly a brief discussion on intergovernmental coordination.

Somewhere between February 9th and the 23rd the draft version will be issued to the State Department of Commerce for a 60 day review. The SEPA review will also be completed during that time period.

In either late April or early May, depending upon the comments received, the Planning Commission will hold their public hearing, and will make a recommendation for the Board of County Commissioners.

In June the Board of County Commissioners will hold a public hearing, hopefully approving the 2018 Comprehensive Plan, finalizing the update process.

Mr. Floyd reports he and Damien have prepared a summary of comments from the actions taken so far, which will become part of the administrative record, and will be shared with the Planning Commission.

Mr. Floyd explains the current Comprehensive Plan contains a Goals and Policies section. Additionally, at the end of each chapter are goals that are specific to capital facilities, economic development etc. To be more efficient, all of the Goals and Policies are located in this one chapter. Redundant and outdated information has been eliminated.

Mr. Floyd presents the draft version of the updated Goals and Policies chapter; reading and discussing areas of importance.

4 Goals and Policies

4.1 Purpose of the Goals and Policies

4.1.1 General

4.1.2 Planning Concepts and Principles

- 1. Long Range*
- 2. Predictability*
- 3. Consistency*
- 4. Comprehensiveness*
- 5. Flexibility*
- 6. Goal-oriented*
- 7. Financially Feasible*

a. Underlying principles

4.2 GMA Goals

4.3 A Vision for the Future

4.3.1 Visioning Input

This section was updated to include ideas presented by the Planning Commission such as:

- *Desire preserving historical locations and promoting them as tourism efforts*

4.3.2 Vision Statement

This section was updated to include topics discussed at previous workshops such as:

- *Incorporate County historical locations into tourism efforts to leverage appeal of the community*
- *Promote healthy, safe, and productive communities with a variety of housing for all economic levels including housing for temporary agriculture workers.*

4.4 Grant County Goals and Policies

Ms. Drader states that she is still learning, and asks if zoning is reviewed only once a year.

Mr. Hooper replies it is once a year for site-specific Comp. Plan amendments; to change the land use designation.

Discussion ensues concerning how long range planning can have an effect on future expansion, and development of the Cities and County; the probability and risks of Grant County re-evaluating and modifying the City of Moses Lake's UGA; the importance of communication with all of the key participants; and how to move forward with the possibility.

Mr. Floyd comments, to move things along, he will only touch on the Goals, and not all of the Policies.

4.4.1 Land Use

Goal LU-1: Establish an effective public involvement system in the land use planning and decision making process.

Goal LU-2: Encourage public health, safety and general welfare without unduly jeopardizing private property rights, to develop a system of coordinated plans that direct the county's physical development.

Goal LU-3: Recognize development approvals that have not yet been constructed or acted upon, when they do not threaten public health and safety.

Goal LU-4: Support a Comprehensive Plan that is adaptable to changing condition, yet promotes certainty, and maintain the Plan through County programs and regulations.

Goal LU-5: Conserve or enhance important natural, cultural, and scenic resources.

Mr. Floyd comments that to stay consistent with the Vision, he will add historic to this goal.

Goal LU-6: Encourage open space conservation.

Goal LU-7: Identify and protect open space corridors within and between urban growth areas. These corridors should include trail and other lands useful for recreation, while emphasizing wildlife habitat, and connection of critical areas, where feasible.

Goal LU-8: Promote coordination among the County, State, cities, Grant County PUD, and other appropriate jurisdictions in order to protect linked greenbelts, parks and open spaces.

Mr. Fuglie states that the Grant County PUD has spent approximately 51 million dollars since 2008 on recreation amenities within the Priest Rapids' project.

4.4.2 Urban Lands

Goal UR-1: Encourage urban growth within designated UGAs.

Goal UR-2: Designated UGAs should cumulatively provide the area and densities sufficient to permit the urban growth that is projected to occur in the County over the succeeding 20 years.

Mr. Bailey asks isn't the first criteria listed (*Cities should be located within UGAs*) under Policy UR2.2 (*Designation of UGAs should be consistent with the following specific criteria*) redundant? Mr. Hooper comments that from a practical perspective, a city is an Urban Growth Area.

Discussion ensues, it is decided to remove the criteria *Cities should be located within UGAs*.

Mr. Richards questions the second criteria (*Urban services should be provided by cities within UGAs*). Are urban services water and sewer?

Mr. Hooper replies water, sewer, road, fire, police, but, more often than not, they are referring to water and sewer.

Goal UR-3: Provide for an orderly, phased transition from rural to urban uses within and adjacent to UGAs.
Goal UR-4: The County's designated UGAs should concentrate urban-level residential, commercial and industrial developments in a way that ensures livability and orderly transition of land from County to city.

Policy UR-5.7, of the existing Comprehensive Plan, was not to be included in the 2018 updated version.

Mr. Floyd asks if everyone is ok with having Policy UR-5.7 struck out.

Mr. Hooper explains this Policy speaks directly to Lakeview.

It is decided to retain the Policy as part of the updated version, which will now be shown as a UR-4 Policy.

Policy UR-4.X: The highest levels of public services and facilities should be provided in UGAs, but may be provided at lesser levels in the UGAs that do not contain an incorporated city within their boundaries. Some services and facilities may only be provided after areas incorporate or are annexed to adjacent cities. These urban services and facilities may include sanitary and storm sewers; police and fire protection; paved streets with curbs, sidewalks and street lights; and public transit and bicycle paths. Other services may include community and neighborhood parks, government offices, libraries, medical facilities, manned fire stations, and animal control.

Goal UR-5: The County's annexations and UGA expansion processes should evaluate impacts on County land use, traffic circulation, public services and facilities, fiscal impacts, and integrity and continuity of service areas and boundaries.

Mr. Floyd explains Policy UR-5.6 and UR-5.7 are in terms of expansion. After the discussion that has taken place it may be better to make them more general, and use the word modification instead of expansion.

The Planning Commission agrees to the change in language.

Policy UR-5.6 Cities intending to expand their UGAs should demonstrate that the expansion area can and will be served in an economically feasible manner by municipal sewer and water systems, and Policy UR-5.7

Expansion of a UGA boundary should be allowed when: will read as follows:

Policy UR-5.6 Cities intending to modify their UGAs should demonstrate that the modification area can and will be served in an economically feasible manner by municipal sewer and water systems.

Policy UR-5.7 Modification of a UGA boundary should be allowed when:

Mr. Floyd asks if there are any items in these Goals and Policies relative to the Larson sub-area planning or redevelopment the Planning Commission would like to discuss.

Ms. Drader replies that she has a couple of ideas regarding Larson. The fence for the housing along Hwy. 17 looks really bad. Could there be a separate Housing Authority fence built in the easement? Also, could the Larson housing area be redesignated as a historical district with signage, such as Larson Airforce Base Historical Housing District, which could create neighborhood pride?

Mr. Richards comments that he likes the sub-area planning.

Mr. Floyd reads LU-2.4: "Sub-area plans can be developed to identify the area-specific land use and transportation plans for Geographic sub-areas of the County. Sub-area plans may accommodate unique features or needs of a discrete portion of the rural area, or areas of more intense rural development".

He states this Policy is available to develop sub-area plans.

There is discussion regarding the concept of developing a sub-area plan.

Goal UR-6: Recognize the transitional nature of agricultural uses within UGAs.

4.4.3 Rural Lands

Goal RU-1: Encourage rural development that maintains the rural character of the land and protects the land and water resources required by natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.

Mr. Floyd notes that a lot of the information that was removed from the next few pages was redundant and more development type language.

Goal RU-2: Rural areas should generally be developed at low levels of intensity so that demands will not be created for high levels of public services and facilities. Existing areas of more intense development should be acknowledged and maintained.

Goal RU-3: Promote the continuation and enhancement of the existing rural activity centers in order to preserve their multi-use function to serve the rural community of Grant County.

Goal RU-4: Provide for continued existing and new small-scale commercial and industrial developments outside UGAs that are compatible with and continue to preserve, maintain, and enhance the vital rural and agricultural uses in the County.

Mr. Bailey questions allowing commercial and industrial development outside of a LAMIRD and UGA.

Mr. Hooper explains this is directed towards small scale Cottage Industry.

Discussion takes place.

Mr. Bailey reads Policy RU-4.3: New rural commercial uses should be permitted within Rural Villages, Rural Communities, Agricultural Service Centers, and Recreational Development designations. Rural commercial uses should be limited in size to serve the communities in which they are located.

Mr. Bailey states that Rural Commercial uses are not located in communities, and Agricultural Service Centers, and Recreational Development may serve a huge area.

Mr. Floyd suggests changing the language to make it more general.

Mr. Bailey replies he doesn't like all the uses lumped together in one paragraph.

There is discussion.

Mr. Hooper suggests that the language could say something to the effect that *"New rural commercial uses should be permitted within the appropriate LAMIRD designations, and should be limited in size to serve the rural areas in which they are located."*

Policy RU-4.3 will be amended as such.

Goal RU-5: Support and facilitate agricultural and mineral productions.

Goal RU-6: Provide for the siting of Fully Contained Communities and Master Planned Resorts.

Goal RU-7: Assure that the provision of public facilities, services, roads, and utilities are consistent with rural character and lifestyles.

4.4.4 Agricultural Resource Lands

Goal RE-1: Preserve Agriculture Land of Long-term Commercial Significance.

Goal RE-2: Mitigate conflicts between agricultural and non-agricultural land uses in designated agricultural resource lands.

Goal RE-3: Provide for reasonable limited use of Designated Agricultural Lands that are compatible with the long-term production of agricultural products.

Goal RE-4: Facilitate a healthy, diverse, and competitive agricultural industry.

Goal RE-5: Promote innovative planning and land use techniques to conserve agricultural land.

Mr. Floyd explains much of the language that is being taken out here is very specific and covered in the Unified Development Code.

Mr. Hooper states that this maybe the place for a goal addressing the VSP.

Mr. Floyd replies the VSP is under the critical areas, but maybe AG liability should be addressed here.

Mr. Bailey asks if the County was going to develop a TDR program referring to Policy RE-5.3.

Mr. Hooper answers that they want to have Goals and Policies in place to support it.

Mr. Floyd states that the language at the end of Policy RE-5.3 "A TDR program may include consideration of the following:" and the following 5 bulleted items could all be removed.

Mr. Hooper agrees saying they are hyper specific for being a policy.

The Policy will be amended to read:

RE-5.3: The County may develop and consider a Transfer of Development Rights (TDR) program for residential development in Designated Agricultural Lands. TDR programs permit the "right to develop" to be severed from one property (the "donor" site) and transferred to another location (the "recipient" site. The donor site is preserved in its existing state and the recipient site may be developed at a higher density than otherwise established. A property devised TDR program could provide incentive for preservation of agricultural land in Grant County.

4.4.5 Mineral Resource Lands

Goal RE-6: Mineral resource lands of long-term commercial significance should be preserved in order to encourage an adequate resource base for long-term use.

Goal RE-7: Mitigate conflicts between mining and other land uses in designated mineral resource lands.

Goal RE-8: Provide for reasonable, limited use of Designated Mineral Lands that are compatible with the long-term production of mineral products.

Goal RE-9: Ensure public health and safety and minimize off-site disturbances associated with mining operations, including noise, dust, glare, vibrations, and truck traffic.

Goal RE-10: Ensure that water quality protection standards associated with mining operations comply with best management practices.

4.4.6 Economic Development

Goal ED-1: Encourage diverse employment opportunities that satisfy the socioeconomic needs of Grant County residents.

Goal ED-2: Encourage economic growth through planning and development of the region's public services and facilities' capacity.

Goal ED-3: Ensure an adequate supply of commercial and industrial sites to provide opportunity for new and expanding businesses to locate or remain in Grant County.

Goal ED-4: Preserve the strength of the existing agricultural industry while diversifying the local economy by strengthening manufacturing and promoting producer services and other basic industries.

Goal ED-5: Maximize the positive economic impact of tourism and recreational development.

Goal ED-6: Improve Grant County's economy by supporting efforts to improve human and social services.

Goal ED-7: Promote economic growth that conserves natural resources and open spaces, maintains environmental quality and rural character, and enhances the overall quality of life.

4.4.7 Housing

Goal H-1: Meet the housing needs of the existing and projected population, including rental and purchase opportunities for all income levels.

Mr. Floyd suggests addressing H2A, and temporary labor housing. It is agreed language will be added.

Goal H-2: Encourage the provision of housing in a wide range of costs, with emphasis on housing units for low- and moderate-income households; also encourage housing for the special needs populations.

Goal H-3: Preserve the existing housing stock to the extent practicable.

4.4.8 Transportation

Goal T-1: Provide safe and efficient access to land while maintaining the integrity of transportation systems.

Mr. Floyd comments that the language in Policy T-1.2 will be cleaned up.

Goal T-2: Establish levels of service for transportation facilities and identify improvements needed to serve the existing and future population.

Goal T-3: The transportation system should complement the land use and rural areas element of the Grant County Comprehensive Plan.

Goal T-4: The transportation system should be coordinated with neighboring cities and other transportation providers.

Goal T-5: The transportation system should provide mobility for all citizens regardless of age, handicap, or income.

Goal T-6: The costs of transportation improvements associated with new development should be within the County's funding capacity and equitably assigned to the developer and County.

Goal T-7: Establish a systematic process for reviewing and updating the Transportation Improvement Program.

4.4.9 Capital Facilities

Goal CF-1: Establish levels of service for public facilities and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations.

Goal CF-2: The costs of proposed County-owned facilities should be within the County's funding capacity and equitably distributed between users and the County in general.

Goal CF-3: Public facilities and services should be provided commensurate with planned development intensities without unduly impacting current service levels.

Goal CF-4: Operate and maintain facilities in a manner that will ensure their longevity, provide for user access and safety, and foster user respect and care for recreation resources and facilities.

Goal CF-5: Public entities and utility providers should mitigate adverse impacts on the environment and other public facilities.

4.4.10 Parks

Goal CF-6: Coordinate planning of parks, trails, and natural preserves with other local, state, and federal government within the County to serve all residents of the County.

4.4.11 Government Facilities

Goal CF-7: County government facilities should consider efficient use of public resources, convenient access to residents, and adaptive re-use of historic buildings.

4.4.12 Schools

Goal CF-8: Work with school districts to ensure that new school facilities are coordinated with growth and their impacts on roads and neighboring uses are considered.

4.4.13 Utilities

Goal U-1: Ensure that necessary energy and communication facilities and services are available to support current and future development.

Policy U-1.5: Encourage energy conservation by informing citizens of available BPA Conservation Programs.

Mr. Floyd states he will replace BPA with Grant County PUD.

Goal U-2: Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties, significant cultural resources, and the natural environment.

Goal U-3: Maintain consistency, compatibility, and concurrency between utility providers.

Goal U-4: Coordinate and encourage timely, safe, cost-effective, and reliable installations of utility systems through improved permit procedures, joint use of utility corridors, and interlocal agreements.

Goal U-5: Site utility facilities in conformance with the Land Use Element.

Goal U-6: Provide public water and sewer systems in rural areas only to address public health problems.

Mr. Floyd explains this is an attempt to have the urban growth occur in the urban areas, and to avoid creating mini water systems that are not as efficient.

Goal U-7: Manage the solid waste system in a manner that cost-effectively preserves the environment and protects the public health.

4.4.14 Essential Public Facilities

Goal EPF-1: Establish a process and siting criteria for Essential Public Facilities that complies with this Comprehensive Plan.

Goal EPF-2: Identify and provide adequate, well-located public lands for public purposes, including essential public facilities.

4.4.15 Natural Setting – Critical Areas

Mr. Floyd comments that much of the remaining document consists of Critical Areas and SMP Policies that the Planning Commission is already familiar with.

Mr. Floyd points out that on page 67, of the edited version, there are some new water policies that have been added. The policies deal with efficient use of water resources, management of water resources, preserving and establishing long term supply to support rural growth, and managing the aquifer to be sustainable.

He continues reading pertinent Goals and Policies

4.4.16 Natural Setting – Water Resources

NS Goal-8: Conserve, maintain, and manage existing ground and surface water resources to meet existing and future water supply needs for cities, farms, industry, and rural growth.

Referring to Policy NS-8.8 (Support the formation and utilization of Water Conservancy Boards to review water rights transfer applications.) Mr. Floyd asks if Grant County has a Conservancy Board.

Mr. Hooper confirms that it does.

Mr. Floyd replies since the Conservancy Board exists, the language “the formation of” will be removed.

Policy NS-8.8: Support the utilization of Water Conservancy Boards to review water rights transfer applications.

Municipal Water Supply Policies

Rural Domestic Water Policies

Mr. Floyd explains he and Mr. Hooper crafted the language for Policy NS-8.19, found under Rural Domestic Water Policies.

Policy NS-8.19: Provide for a future reservation, water bank, or other dedicated rural water supply sources necessary to support continued rural growth in unincorporated areas of the County.

Agriculture Policies

NS Goal 9: Protect and enhance surface and groundwater water quality for human health, drinking water supply, and to meet water quality standards.

NS Goal 10: Support continued multi-purpose uses of the Columbia River.

NS Goal 11: Protect and enhance surface water resources to support Rivers, streams, and wetlands that support fish and wildlife species and associated habitats.

4.4.17 Natural Setting - Cultural Resources

4.4.18 Natural Setting – Fire Hazards

4.4.19 Natural Setting – Shoreline Management

Mr. Floyd comments these policies have already been approved by the Planning Commission.

Mr. Richards asks if there are policies for wetland banks or to encourage wetland banking.

Mr. Floyd explains Policy NS-1.6 refers to wetland banking.

Policy NS-1.6: Wetland preservation strategies and efforts, including wetland banking, should be coordinated with appropriate local, state, and federal agencies and private conservation organizations to take advantage of both technical and financial assistance and to avoid duplication of efforts.

Mr. Floyd asks if language should be added to encourage the establishment of wetland banks.

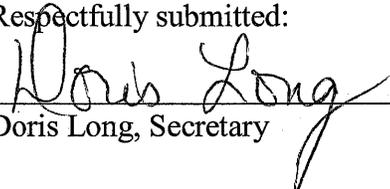
Mr. Hooper comments that he would like to add it to the Shoreline Policies.

Mr. Floyd adds a note, under Policy 4.4.15 Natural Setting – Critical Areas, as a reminder to add a policy on encouraging wetland banking here, and under the SMP Policies.

Mr. Floyd encourages the Planning Commission members to read through this draft version, and share any additional comments that they may have. The next version they will receive will have all of the current edits accepted with the changes and edits from tonight's comments tracked. The December workshop will cover land use.

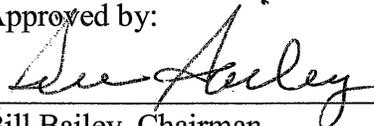
Meeting adjourned at 9:04 PM.

Respectfully submitted:



Doris Long, Secretary

Approved by:



Bill Bailey, Chairman