

**GRANT COUNTY
PLANNING COMMISSION**

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

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

AUGUST 5, 2020 @ 7:00 P.M.

2020 Attendance

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

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Meeting held via WebEx teleconference.

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

Chairman Bailey conducts a roll call. All Planning Commission members are in attendance.

Board Action:

Election of 2020 Planning Commission Officers

Mr. Fuglie moves to nominate Mr. Bailey to retain his position as Planning Commission Chairman.

Mr. Dorsing seconds the motion.

ACTION: Blair Fuglie moves for Bill Bailey to act as Planning Commission Chairman for the year 2020.

Terry Dorsing seconds the motion.

Voted on and passes unanimously.

Mr. Bailey moves to nominate Mr. Fuglie to retain his position as Planning Commission Vice-Chairman.

Mr. Dorsing seconds the motion.

ACTION: Bill Bailey moves for Blair Fuglie to act as Planning Commission Vice-Chairman for the year 2020.

Terry Dorsing seconds the nomination.

Voted on and passes unanimously.

ACTION: Bill Bailey moves to re-appoint Doris Long as Secretary.

Blair Fuglie seconds the motion.

Voted on and passes unanimously.

Mr. Bailey explains how the public hearing will be conducted.

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?

Deputy Director, Tyler Lawrence, is presenting the four proposals being heard. He reports that the Comprehensive Plan Amendments are non-project specific, and the SEPA is a non-project consideration of all of the proposals. Copies of the application materials were sent to agencies of jurisdiction, and known groups of interest. Each site was posted with a Notice of Application and public hearing. All neighbors within 300 feet were notified. The notices were also published in the Columbia Basin Herald, the County's paper of record. An addendum to the EIS of the Comprehensive Plan was issued, and a Determination of Non-Significance was issued on June 4, 2020. Two of the proposals include a zone change, which will require a second recommendation from the Planning Commission.

Mr. Lawrence states that staff's recommendations are based solely on the application materials that were submitted.

P 20-0123 – Central Terminals, LLC – Rural Moses Lake Area – Designate a Mineral Resource Overlay (MRO) for 190.16 acres in the Agriculture zone. The MRO designation indicates that the property contains a commercially significant extractable material, which according to the application materials would be a 20-year supply.

No public comments were received.

Staff recommends approval with 13 Findings of Fact.

General discussion regarding the function of an MRO designation.

Gil Alvarado, 5889 Road J.4 NE, Moses Lake, WA, has been sworn, representing the proponent.

Mr. Alvarado states he has no further information to add.

The Planning Commission has no questions.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Fuglie states the request seems reasonable. He moves to send project P 20-0123 forward to the Board of County Commissioners with a recommendation for approval with the 13 Findings of Fact in the affirmative for the project.

Mr. Dorsing seconds the motion.

The motion is voted on, and passes unanimously.

Board Action:

ACTION: BLAIR FUGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CENTRAL TERMINALS MINERAL RESOURCE OVERLAY REQUEST BE APPROVED WITH THIRTEEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECTS.

TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 20-0118 – Royal City Solar, LLC – Rural Royal City Area – Site Specific Land Use Re-designation of approximately 1,539 acres from Rural Remote to Rural Resource and Zone Change from Rural Remote to Rural Resource.

Received one agency comment from the Washington Department of Fish and Wildlife in opposition.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan, the Grant County Unified Development Code and the applicable criteria of approval.

Staff is recommending approval of the Comprehensive Plan Re-designation with 9 Findings of Fact and the Zone Change with 10 Findings of Fact.

The Planning Commission has no questions.

After the completed staff report was provided to the proponent additional material was emailed to staff. This information was mailed to the Planning Commission members, and will be considered as Exhibit 1 for the project.

Danielle Escamilla, Senior Planner with Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, has been sworn in, representing the proponent.

Ms. Escamilla states that on July 29th a follow up letter was submitted to illustrate that the proponent is working with some of the agencies to address their comments. (Exhibit 1)

Mr. Dorsing asks if the concern of glare has been worked through sufficiently.

Ms. Escamilla replies the glint and glare analysis has been completed. Confirmation has been received from the Northwest Training Range Complex indicating compliance with the analysis requirements.

Public Testimony Opened

Carmen Andonaegui, Washington Department of Fish and Wildlife.

Ms. Andonaegui reports that the Department of Fish and Wildlife has submitted their comments, but she is available to answer any questions.

Public Testimony Closed

Mr. Dorsing moves to send the Site Specific Land Use Re-designation project, P 20-0118, to the Board of County Commissioners with a recommendation for approval with the 9 Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

The motion is voted on, and passes unanimously.

Mr. Dorsing moves to send the Zone Change to the Board of County Commissioners with a recommendation for approval with the 10 Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

The motion is voted on, and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE ROYAL CITY SOLAR, LLC COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE ROYAL CITY SOLAR, LLC ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 20-0125 – Tommer Construction – Rural Warden Area – Designate a Mineral Resource Overlay (MRO) for 44.50 acres in the Agriculture zone. There is an existing permitted mining operation in the southern portion of the property.

No public comments were received.

Staff recommends approval with 13 Findings of Fact.

Mr. Dorsing asks if this is an expansion of the existing operation, or is it going to be for a site on its own.

Mr. Lawrence replies his understanding is that this MRO would facilitate an expansion of the existing site.

Mr. Fuglie asks if the property has legal access.

Mr. Lawrence replies his understanding, after reviewing the existing Conditional Use Permit file, is that there is permission to use the canal road to the south for access.

Danielle Escamilla, Senior Planner with Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, has been sworn in, representing the proponent.

Ms. Escamilla explains she believes the access will be the approved access provided from the Bureau in the original Conditional Use Permit.

Discussion related to the Bureau access follows.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Fuglie states that with the existing activity on the property, the request makes sense. He moves to send project P 20-0125 to the Board of County Commissioners with a recommendation for approval with the 13 Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

Mr. Lybbert reports he did not receive the information packet for this project, and feels he should abstain from voting.

The motion is voted on, and passes with one abstention.

Board Action:

ACTION: BLAIR FUGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE TOMMER CONSTRUCTION MINERAL RESOURCE OVERLAY REQUEST BE APPROVED WITH THIRTEEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECTS.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES WITH ONE ABSTENTION

P 20-0116 – Alejandra Ramirez – Rural Mattawa Area – Site Specific Land Use Re-designation of approximately 46 acres from Irrigated Agriculture to Rural Remote and Zone Change from Agriculture to Rural Remote. The property is currently undeveloped, is not part of a Farm Unit, does not contain prime farm soil, and does not have an irrigation water right associated with it.

One public comment was received from a neighboring orchard in opposition to the application.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan, the Grant County Unified Development Code and the applicable criteria of approval.

Staff is recommending approval of the Comprehensive Plan Re-designation with 9 Findings of Fact and the Zone Change with 10 Findings of Fact.

The Planning Commission has no questions.

Danielle Escamilla, Senior Planner with Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, WA, has been sworn in, representing the proponent. Ms. Escamilla states she does not have any further information to add, but is available to answer any questions.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Lybbert moves that the Comprehensive Plan Amendment Re-designation, File P 20-0116, be sent to the County Commissioners with a recommendation of approval with 9 Findings of Fact in the affirmative for the project.

Mr. Dorsing seconds the motion.

The motion is voted on and passes unanimously.

Mr. Dorsing moves to send the Zone Change to the Board of County Commissioners with a recommendation for approval with the 10 Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

The motion is voted on, and passes unanimously.

Board Action:

ACTION: SCOTT LYBBERT MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE ALEJANDRA RAMIREZ COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

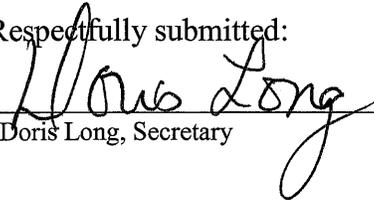
ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE ALEJANDRA RAMIREZ ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

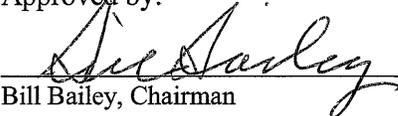
VOTED ON AND PASSES UNANIMOUSLY.

Mr. Bailey continues the meeting to 7:00 pm, Thursday, August 6th.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman