

**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 6, 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 P				
DAWSON	NM	NM	NM	NM	NM	NM	NM	P P				
DORSING	NM	NM	NM	NM	NM	NM	NM	P P				
DRADER	NM	NM	NM	NM	NM	NM	NM	P P				
FUGLIE	NM	NM	NM	NM	NM	NM	NM	P P				
LYBBERT	NM	NM	NM	NM	NM	NM	NM	P P				

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Meeting held via WebEx teleconference.

Chairman, Bill Bailey, begins the meeting at 7:00 p.m. reporting that it is a continuance of the meeting held the evening before.

Mr. Bailey identifies each Planning Commission member in attendance. All members are present.

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?

P 20-0085 is listed as the second item on the agenda. The applicant is having technical difficulties with the audio portion of the WebEx teleconference. The Chairman and staff agree that the item may be heard later in the meeting once the issue is resolved.

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. Three 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 20-0028 – Tim & Donna Maricich – Moses Lake Area – Site Specific Land Use Re-designation of approximately .89 acre from Residential Low Density to Residential High Density and Zone Change from Urban Residential 2 to Urban Residential 4. The property is currently vacant. Comments have been received from the City of Moses Lake indicating utilities are present to serve the site. Two public comments were received, one being in opposition. Staff is recommending approval of the Comprehensive Plan Re-designation with 9 Findings of Fact and the Zone Change with 10 Findings of Fact.

Staff is asked two general questions for clarification that does not lead to any discussion.

Donna Maricich, 13680 Donnell Road, Anacortes, WA, has been sworn.

Mrs. Maricich provides a brief summary of the development of existing condominiums under the Moses Pointe Planned Unit Development (PUD). She states that in 2018 they became aware that the zone designation of their property had been changed, and they are asking to reinstate the zoning as was approved for the original Moses Pointe Planned Unit Development.

Mr. Bailey asks staff who initiated the change of zoning in 2018.

Mr. Lawrence explains the property was approved to contain a certain number of condominium units under the original PUD for Moses Pointe. The PUD ultimately expired due to lack of action on the various developers' part. The expiration of the PUD nullified the approval of the development requested as part of the project, which voided any remaining undeveloped items. The property is now subject to the underlying zoning of Urban Residential 2 that allows for a density of 4 dwellings per acre. The applicant is requesting a Zone Change that would allow for approximately the same number of condominiums that were originally approved for the site as part of the expired PUD.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Dorsing moves that the Comprehensive Plan Amendment, File P 20-0028, be sent to the County Commissioners with a recommendation for approval with the 9 Findings of Fact in the affirmative for the project.

Mr. Fuglie 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.

Mr. Fuglie 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 TIM AND DONNA MARICICH COMPREHENSIVE PLAN AMENDMENT - LAND USE RE-DESIGNATION BE APPROVED WITH THE NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECTS.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

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

**BLAIR FUGLIE SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY**

P 20-0108 – Live Nation – Rural Quincy Area – Site Specific Land Use Re-designation of 21.94 acres from Recreation Development to Master Plan Resort and Zone Change from Recreation Development to Master Plan Resort. The property was formally part of the Cave B vineyard before being purchased by Live Nation.

No public comments were received.

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

Mr. Dorsing asks, since the property was once agriculture, if it has a Bureau water allotment. There is discussion.

Dave Bricklin, 1424 4th Avenue, Suite 500, Seattle, WA, has been sworn, attorney representing Live Nation. Mr. Bricklin explains despite the prior agricultural use, the property is currently designated as Recreation Development. He refers to the displayed parcel map; explaining that the property is surrounded on 3 sides by the Master Plan Resort designation. If approved, the subject property will allow the MPR to be used in a more efficient manner.

Danny Wilde, with Live Nation, 704 Clarissa Lane, East Wenatchee, WA, has been sworn.

Mr. Wilde explains water rights were purchased for their property several years ago, and a new well has also been dug. He cannot recall any water being transferred with the purchase of the property.

There is discussion related to the irrigation water.

There is a brief discussion regarding the Live Nation permitting history as it relates to the use of the property.

Public Testimony Opened

No public comment.

Public Testimony Closed

Mr. Fuglie states that this proposal seems prudent, and moves that the Comprehensive Plan Amendment, File P 20-0108, be sent to the County Commissioners with a recommendation for approval with 9 Findings of Fact in the affirmative for the project.

Ms. Dawson seconds the motion.

The motion is voted on and passes unanimously.

Mr. Fuglie moves that the Zone Change be sent to the County Commissioners with a recommendation for approval with 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: BLAIR FUGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE LIVE NATION SITE SPECIFIC COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: BLAIR FUGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE LIVE NATION 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 20-0085 - The applicant is still having technical difficulties with the audio portion of the WebEx teleconference. The Chairman and staff agree that the item will be the last item heard for the night.

P 20-0110 – Kissler Enterprises Inc. – Rural George Area – Designate a Mineral Resource Overlay (MRO) for approximately 41.3 acres in the Agriculture zone. There is an existing permitted diatomaceous earth mine on a portion of the parcel. This request would facilitate a subsequent application to expand the existing mining operation.

No public comments were received.

Staff recommends approval with 13 Findings of Fact.

The Planning Commission has no questions.

Robbe Kissler, 1396 Fairway Drive NE, Moses Lake, has been sworn.

Mr. Kissler explains they have been extracting the diatomaceous earth from the property since 2009. They are requesting the MRO to allow them to continue, to both expand, and improve the efficiency of the operation.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Lybbert moves that the Mineral Resource Overlay, File P 20-0110, be sent to the 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: SCOTT LYBBERT MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE KISSLER ENTERPRISES, INC. MINERAL RESOURCE OVERLAY BE APPROVED WITH THIRTEEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 20-0085 – Pamela & Wyman Duggan – Rural Quincy Area – Site Specific Land Use Re-designation of an approximately 67 acre parcel from Irrigated Agriculture to Rural Residential 1 and Zone Change from Agriculture to Rural Residential 1. The site is located within a Farm Unit (Unit 152, Block 75). Approximately 24 acres is under irrigation as pasture.

2 public comments were received 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, as well as State law.

Mr. Lawrence reminds the Planning Commission that during the 2018 Comprehensive Plan update a comprehensive analysis of the agricultural lands in the County was performed by staff. A number of lands that was designated as agriculture was de-designated as part of that process. This parcel was not de-designated at that time. Under that review, the parcel met the criteria for the AG designation, and so retained it as such. Staff believes the application has not provided adequate justification for removing the property from the Resource Land Designation, and therefore is recommending denial of the application.

Mr. Dorsing refers to the photos of the property in the staff report, and asks about the sagebrush, rockiness and soil types of the property.

Mr. Lawrence reports he inspected the site from the road, and would not disagree that portions of the property are rocky in nature. He does not have the soil classification of the parcel.

Mr. Bailey asks about the smaller acreage parcels located to the west.

Mr. Lawrence replies even though they are small acreages, they still maintain the Agriculture designation, and would be considered as pre-existing non-conforming uses.

Ms. Drader asks about the water for the portion of the property that is being irrigated.

Mr. Lawrence explains his understanding is that there is irrigation water through the District, but he is not sure of the quantity of the irrigable acres.

After the completed staff report was provided to the applicant 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.

Pamela Duggan, 17845 Road 3 NW, Quincy, WA, has been sworn.

Mrs. Duggan tells the Planning Commission she sent in some extra information that they should have received.

It was related to the property owners on the entire Unit of 152. (Exhibit 1)

She refers to the map being displayed by staff, and provides details of the property.

Mrs. Duggan points out that the Department of Fish and Wildlife's comment stated that the sagebrush is endangered, and, if the zone were changed, would require a mitigation plan for saving it.

The Irrigation District deems 42 of the 67 acres as irrigable.

She points out the location of an old homestead and explains there are two driveways, two septic tanks, a well, and power. This area could serve as possible 5 acre home sites.

RR1 was requested because of the 5-acre limit, but they do not want to create 10 lots of 5 acres. They would like to get maybe 4 building sites for family members. The Rural Remote designation would only provide 3.

She refers to the map, and provides details of the surrounding parcels.

Mr. Dorsing asks if their irrigation water allotment is shared with the properties to the west.

Mrs. Duggan replies no, but they do share the weir.

Public Testimony Opened

Danielle Escamilla, 830 South Fairbanks Drive, Moses Lake, WA, has been sworn.

Ms. Escamilla provides soil types of the property from the soil survey, and information related to the Bureau easements of the parcel.

Public Testimony Closed

The Planning Commission discuss the request, the information that has been presented and different possible options that could possibly allow for an agreeable outcome. One possible option being, amend the requested designation from Rural Residential 1 to Rural Remote.

Mr. Lawrence explains to the Planning Commission that they do have the authority to make a recommendation for a Rural Remote designation, even though the proponent has applied for Rural Residential 1. The environmental review that has been completed was for a Rural Residential 1 designation. Rural Remote has a lesser impact, with a 20-acre lot size, and is an acceptable option.

The Planning Commission asks the proponents if they are agreeable to the change.

Mrs. Duggan states if they would be allowed to cluster under the Rural Remote designation, and it is the best they can do, then they would be happy with that option.

Discussion takes place.

As a point of clarification, Mr. Lawrence reports clustering is allowable in the Rural Remote zone.

Mr. Lybbert moves to recommend that File P 20-0085, a Site Specific Land Use Re-designation from Irrigated Agriculture to Rural Residential 1, and Zone Change from Agriculture to Rural Residential 1, be AMENDED to request a Land Use Re-designation from Irrigated Agriculture to Rural Remote and a Zone Change from Agriculture to Rural Remote.

Mr. Lybbert also moves to recommend to the Board of County Commissioners that a Site Specific Land Use Re-designation from Irrigated Agriculture to Rural Remote be approved with the 9 Findings of fact in the affirmative for the project.

The proponents concur with this motion.

Mr. Fuglie seconds the motions.

The motions are voted on and pass unanimously.

Mr. Lybbert moves to recommend to the Board of County Commissioners that a Zone Change from Irrigated Agriculture to Rural Remote be approved with the 10 Findings of fact in the affirmative for the project.

Mr. Fuglie 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 PAMELA AND WYMAN DUGGAN COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION FROM IRRIGATED AGRICULTURE TO RURAL REMOTE BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

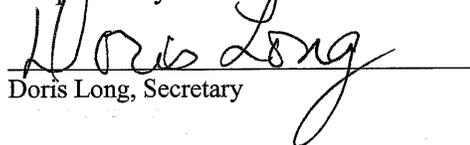
ACTION: SCOTT LYBBERT MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE PAMELA AND WYMAN DUGGAN ZONE CHANGE FROM AGRICULTURE TO RURAL REMOTE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECTS.

BLAIR FUGLIE SECONDS THE MOTION.

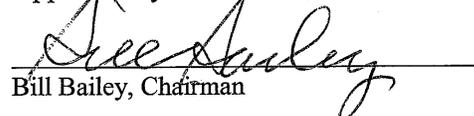
VOTED ON AND PASSES UNANIMOUSLY

Meeting adjourned at 8:40 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman