

GRANT COUNTY PLANNING COMMISSION
APRIL 6, 2016 @ 7:00 P.M.

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

2016 Attendance

NAME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BAILEY	NM	NM	NM	P								
DAWSON	NM	NM	NM	P								
DORSING	NM	NM	NM	P								
DRADER	NM	NM	NM	A								
FLEMING	NM	NM	NM	P								
FUGLIE	NM	NM	NM	P								
RICHARDS	NM	NM	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 December 2, 2015 Planning Commission minutes.

ACTION: Mr. Fleming moves to approve the meeting minutes as presented. Mr. Fuglie seconds the motion. Voted on and passes unanimously.

Election of 2016 Planning Commission Officers and re-appointment of Secretary

Mr. Bailey moves for Doris Long to continue as Secretary. Mr. Fleming seconds the motion.

ACTION: Bill Bailey moves for Doris Long to retain the position of Planning Commission Secretary for the year 2016. Jim Fleming seconds the motion.

The nomination is voted on and passes unanimously.

Mr. Fleming moves for Mr. Bailey to retain his position as Planning Commission Chairman. Mr. Richards seconds the motion.

ACTION: Jim Fleming moves for Bill Bailey to act as Planning Commission Chairman for the year 2016. Kevin Richards seconds the motion.

The nomination is voted on and passes unanimously.

Mr. Dorsing nominates Mr. Fleming for Vice-Chairman.

Mr. Fleming states he would like to see someone else take the seat; he has filled it for quite a while.

Mr. Bailey reports that Mr. Fleming is always present for the meetings, and seconds the motion.

ACTION: Terry Dorsing nominates Jim Fleming to act as Planning Commission Vice-Chairman for the year 2016.

Bill Bailey seconds the motion.

The nomination is voted on and passes unanimously.

PUBLIC HEARING – Grant County – Unified Development Code Amendment – procedural amendments to Chapter 25.04, Application Review Procedures.

Associate Planner, Tyler Lawrence, reports that he and Planning Director, Damien Hooper, will both be presenting tonight's information.

Mr. Bailey states that after reading the proposed amendments he does have a couple of questions and comments. Those are:

Pages 9, 12, 13 and 14 all have sections referring to 28, 14 or 15 calendar days. Why the inconsistency?

Page 11, (Mailing to adjacent landowners.) Likes the way this notification process is administered.

Page 15, line 1 reads *This Notice of Hearing may have been issued within the Notice of Application.*

Should the word *be* replace *have been*?

Pages 20 and 21 (Administrative and Judicial Appeals). Appealing to the Grant County Superior Court is a civil action, and due to the court system's caseload, it could take several years to get any resolution.

Mr. Fleming reads line 3 from Page 16, *At the beginning of a hearing or agenda of hearings the review authority shall state.....* He asks if all of the items listed have to be cited to the audience at the beginning of a hearing.

Mr. Hooper replies that this section of the code is not being changed.

Discussion takes place as to how these items will be presented to the audience in the future.

It is pointed out that Page 12 has some formatting issues that will need to be corrected.

Mr. Hooper responds to Mr. Bailey's concerns.

The 28 days in question is a function of completeness. By statute the Planning Department has 28 days, from the day of application submittal, to perform a completeness review.

The 14 or 15 day inconsistency, could be changed either way. The SEPA statute and local project review, RCW 36.70B, requires a minimum 14 day comment period.

Discussion takes place.

Mr. Hooper provides a brief history of the permit application review procedure, and explains all the components that are involved in the processing of a land use application.

Discussion takes place throughout his presentation.

Mr. Hooper explains certain application types use an Administrative Appeal as a decision appeal process. These internal Administrative Appeals create a lot of procedural problems. The County Prosecutor provides legal representation for the Board of County Commissioners, which leaves the Planning Department without any.

The proposed amendment would eliminate administrative appeals. The appeals would instead move straight to a Land Use Petition Action (LUPA) in Superior Court.

Mr. Bailey asks how many administrative appeals have been filed in the last 5 years.

Mr. Hooper answers since 2007 there have been 3.

Discussion takes place.

Mr. Hooper addresses Mr. Bailey's concerns regarding the length of time it could take for an appeal to be heard in Superior Court. He explains the process for how to adjudicate a LUPA challenge would not support multiple years. The statute contains language that requires expedition of the matter.

There is further discussion.

Associate Planner, Tyler Lawrence, presents some housekeeping items for the record, and explains that other than the Administrative Appeal, that has already been discussed, most of the amendments being made are fairly minor in nature.

After discussion, the decision is made to change the 14 or 15 calendar day periods in question, to 14 calendar days for consistency.

Mr. Hooper suggests adding a 7th Finding of Fact stating: *Planning staff shall have the authority to make grammatical and format changes as necessary to achieve code uniformity. Substantive changes are not to be made without further review by the Planning Commission.*

The Planning Commissioners agree to add the 7th Finding.

Mr. Fleming moves to recommend approval of the procedural amendments to Chapter 25.04, Application Review Procedures with the 7 Findings of Fact.

Mr. Dorsing seconds the motion.

Motion is voted on and passes unanimously.

ACTION: Jim Fleming moves to recommend to the Board of County Commissioners that the Unified Development Code Amendment, procedural amendments to Chapter 25.04, Application Review Procedures, be approved with the six preliminary Findings of Fact and with the addition of a seventh stating *Planning staff shall have the authority to make grammatical and format changes as necessary to achieve code uniformity. Substantive changes are not to be made without further review by the Planning Commission.* All in the affirmative for the project.

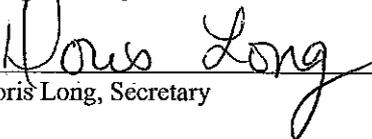
Terry Dorsing seconds the motion.

Voted on and passes unanimously.

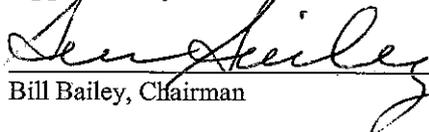
General discussion takes place.

Meeting adjourned at 7:58 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman