Chairman, Bill Bailey, opens the meeting at 7:04 p.m.

**Workshop to discuss future Development Standards for solar and wind generation facilities.**

**Board Action:**
Approval of the January 19, 2022 Planning Commission Meeting minutes.
Mr. Lybbert moves to approve the meeting minutes as presented.
Ms. Dawson seconds the motion.
**ACTION:** Scott Lybbert moves to approve the meeting minutes as presented. Carol Dawson seconds the motion.
Voted on and passes unanimously.

Mr. Bailey explains how the workshop will proceed.

Development Services Director, Damien Hooper, leads the workshop and presents the information.

To assist in the discussion of allowing AG properties to be converted for solar use Mr. Hooper displays a map that depicts the Quincy, East, and South Irrigation District’s boundaries, as well as the Zoning Designations, allowing the Planning Commissioners to see what lands are located outside of the Agricultural Zone, but are included within the Irrigation District’s boundaries. He reviews the map with the Planning Commission and explains that Staff feels the Agricultural Zone and Irrigation District’s boundaries provides sufficient protection of the farm ground and a defining line to determine which properties are eligible for solar development.
There is discussion related to the dryland farm ground that is zoned AG located in the Northern part of the County.
Brian Isaak explains he is a farmer in the dryland area that is being talked about. The dryland property that is zoned AG consists of very different land parcels, anywhere from productive dryland ground to unproductive pasture. His family wants to protect farming, but they own a lot of unproductive ground that has very little value. To prohibit any type of solar development in a dryland area of scabland pasture doesn’t make any sense. They view reasonable sized solar projects as a way to add value to unproductive ground.

Discussion takes place regarding protecting irrigated AG ground versus dryland AG ground, and if solar facilities were allowed on the dryland AG ground what would that process involve.
Mr. Hooper explains there is one Agricultural Zoning Designation that is applied across the three Comprehensive Plan Designations of Irrigated AG, Dryland and Rangeland. The Dryland and Rangeland areas, in the North end of the County, are what are being discussed. There may be a way to recognize the Dryland and Rangeland areas for their Comp Plan Designations being different from the Irrigated AG and allow conversion of the property through a Conditional Use Permit process. Although, there are Hearings Board Case Law issues regulating how much AG Designated ground can be converted. Currently the Code contains language stating that not more than 20% of the site can be converted to something other than an AG use.
The Planning Commission is supportive of the concept and would like Staff to research it further.

Mr. Lybbert would like to discuss the proposed setback requirements.
Discussion regarding on-site setbacks, distance from an existing neighboring residence and fencing takes place.
The Planning Commission would like a 100-foot buffer between an existing residence and a new solar facility being established. The on-site setbacks will be those of the underlying zoning designation.

Discussion of the proposed 5% slope limitation. Maps are displayed to use as a visual aid.
The Planning Commission agrees on a 7% accumulative average slope limitation.

Mr. Hooper reports that the proposed regulations will be incorporated into a formal application and be sent out for SEPA and agency review. It will be heard at the April 2nd Planning Commission Public Hearing and by the Board of County Commissioners towards the end of April.

Workshop adjourned at 8:40 PM.

Respectfully submitted:

Doris Long, Secretary

Approved by:

Bill Bailey, Chairman

Planning Commission Meeting Minutes 2 February 9, 2022