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

Development Services Interim Director, Tyler Lawrence, introduces Assistant Planner, Jim Cook, to the Planning Commission.

**Board Action:**

**Election of 2022 Planning Commission Officers**

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

Mr. Fuglie seconds the motion.

**ACTION:** Ann Drader moves for Bill Bailey to act as Planning Commission Chairman for the year 2022.
Blair Fuglie seconds the motion.

Voted on and passes unanimously.

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

Ms. Drader seconds the motion.

**ACTION:** Terry Dorsing moves for Blair Fuglie to act as Planning Commission Vice-Chairman for the year 2022.
Ann Drader seconds the nomination.

Voted on and passes unanimously.

**ACTION:** Bill Bailey moves to re-elect Doris Long as Secretary.
Terry Dorsing seconds the motion.

Voted on and passes unanimously.
Approval of the February 9, 2022 Planning Commission Meeting minutes.
Mr. Dorsing moves to approve the meeting minutes as presented.
Ms. Drader seconds the motion.

ACTION: Terry Dorsing moves to approve the meeting minutes as presented. Ann Drader seconds the motion. Voted on and passes unanimously.

Development Services Interim Director, Tyler Lawrence, presents the projects.

**P 22-0026 – Cary and Corey Cerna – Minor Rezone** – of one parcel from Rural Village Commercial to Rural Village Residential 1.
Mr. Lawrence reports that the proposed zone change to Rural Village Residential 1 is still consistent with the underlying land use designation of Rural Village. There were no comments received on the application. Staff has reviewed the application for compliance with the applicable criteria of approval outlined in the Grant County Code and found the application to be consistent those criteria. Staff recommends approval of the zone change with the 10 Findings of Fact.

Brief discussion pertaining to the number of adjacent lots that are zoned as Rural Village Commercial.

Mr. Bailey swears in Ms. Stanton:
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?

**Helen Stanton**, 5804 Road 90, Suite H, Pasco, WA, Land Use Planner with AHBL representing the proponent. Ms. Stanton explains the applicant would like to change the parcel’s zoning from Rural Village Commercial to Rural Village Residential 1. The parcel is located at the end of a residential cul-de-sac and is well suited for residential development. The rezoning of the property is a more suitable land use for the site and conforms with the residential land use of the surrounding parcels.

Additional discussion takes place regarding the adjacent lots zoned Rural Village Commercial.

*Public Testimony Opened*
There is no public comment.
*Public Testimony Closed*

Ms. Drader moves to recommend approval of the Cary and Corey Cerna Minor Rezone to the Board of County Commissioners with the ten Findings of Fact in the affirmative for the project.
Mr. Fuglie seconds the motion.

**Board Action:**

ACTION: ANN DRADE moves TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CARY AND COREY CERNA MINOR REZONE, FILE P 22-0026, BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.
BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Blair Fuglie request to be recused for the next portion of the meeting.
P 22-0055 – Grant County Development Services –Unified Development Code Amendment
to GCC 23.04, 23.08 and 25.02 – Establishment of commercial/utility scale solar power generation standards. Mr. Lawrence reports the proposed Unified Development Code Text Amendment would establish new zoning standards, performance standards and definitions for solar energy facilities. The application was reviewed for SEPA compliance, and the DNS was issued by Grant County. Notice of Application was published in the County’s paper of record and variance agencies of jurisdiction were notified. There were no comments received that would preclude the proposed amendments. Although, a comment from Kim Preacher, the Civilian Liaison for the Northwest Training Range Complex (Department of Defense) was received recommending the language as follows be added:

“Proposed solar facilities located within military training routes with a floor of 500AGL or less shall provide a glint/glare analysis to the NW DOD Regional Coordination Team local representative for review of potential glint or glare to ensure awareness to pilots and avoidance of any potential life safety concerns.”

Staff recommends the language be added to the proposed performance standards. The application has been reviewed for compliance with the applicable approval criteria outlined in Grant County Code 25.04.150. Staff finds this application to be consistent and recommends approval with the added language proposed earlier. There are no suggested Conditions of Approval and 7 Findings of Fact.

For clarification some points of the proposed amendments are reviewed.

Public Testimony Opened
Sophie Kiepe, with JUWI Solar, 1710 29th Street, Suite 1068, Boulder, Colorado 80301.
Ms. Kiepe states that they are very pleased with the proposed regulations, and thanks the Planning Commission for their hard work in the process.
Mr. Bailey swears in Ms. Keipe, and anyone else attending via WebEx who would like to comment.
There are no others who wish to speak.

Public Testimony Closed

Mr. Dorsing states that he is very pleased with the final draft, and the Planning Commission has done a very good job with bringing this forward. He moves to recommend approval of project P 22-005 to the County Commissioners with the additional recommended language and the 7 Findings of Fact.
Ann Drader seconds the motion.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE UNIFIED DEVELOPMENT CODE AMENDMENT, FILE P 22-0055, BE APPROVED WITH THE ADDITIONAL SUGGESTED LANGUAGE AND WITH SEVEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.
ADD DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Meeting adjourned at 7:45 PM.

Respectfully submitted:

Doris Long, Secretary

Approved by:

Bill Bailey, Chairman

Planning Commission Meeting Minutes 3 April 6, 2022