



**DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES**

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802
PHONE: 509/884-7173 • FAX: 509/886-3954
www.douglascountywa.net

Douglas County Planning Commission

ACTION MINUTES

Wednesday, January 20, 2021

Meeting held via Zoom online meeting platform

I. CALL MEETING TO ORDER

The meeting was called to order by Vice Chair Michael Machado at 5:31 P.M.

Douglas County Planning Commission Members Present:

Tanya Davis, Michael Machado, Robert Knowles, Dan Beardslee, Molly Linville and David Dufenhorst

Douglas County Staff Present:

Mark Botello, Land Services Director
Curtis Lillquist, Principal Planner

II. ADMINISTRATIVE PROCEDURES - None

III. CITIZEN COMMENT – None.

IV. OLD BUSINESS

- a) A public hearing to consider amendments to the Waterville Municipal Code as it applies to the unincorporated portions of the town's urban growth area.

Principal Planner Curtis Lillquist gave a presentation of the January 8, 2021 staff report. The following findings and conclusions were entered into record:

Findings of Fact

1. Adoption of amendments to the Waterville Municipal Code as it applies to the town's unincorporated urban growth area.
2. RCW Chapters 36.70 and 36.70A authorize the adoption of amendments the comprehensive plan and development regulations.
3. Policy C-3 of the Douglas County Regional Policy Plan requires that the county and cities/towns will collaborate on and adopt consistent regulations and development standards for areas located within the urban growth areas.

4. Douglas County has adopted the comprehensive plans and implementing development regulations for the Town of Waterville for use within the unincorporated areas of the Waterville Urban Growth Area.
5. The Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act.
6. The Town of Waterville issued a Determination of Non-significance in accordance with WAC 197-11-340(2) on November 7, 2018.
7. Douglas County initiated a 60-day comment period as required by RCW 36.70A.106 on October 22, 2019. The comment period concluded on December 23, 2019.
8. The Notice of Public hearing before the Planning Commission was published on January 7, 2021.
9. Notice of Public Hearing before the Planning Commission was emailed to the county's interested parties list and posted on the County's website.
10. The Planning Commission conducted an advertised public hearing on January 20, 2021. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
11. The Planning Commission has reviewed the entire record including the goals and policies of the comprehensive plan and public testimony as it relates to the proposed comprehensive plan and development regulation amendments.

Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the City's comprehensive plan and the Growth Management Act, RCW 36.70A

No public comment was submitted during the hearing.

Commissioner Robert Knowles moved to recommend approval of the amendments. Commissioner Molly Linville seconded the motion. The motion passed unanimously.

V. NEW BUSINESS

- a) CPRZ-2020-01: A public hearing to consider amendments to the Greater East Wenatchee Area Comprehensive Plan and corresponding zoning district reclassification. Nathan Perkins has filed an application requesting re-designation for approximately 1.35 acres from Residential Medium to Light Commercial. The property involved is located at 2130 Grant Road, East Wenatchee.

Principal Planner Curtis Lillquist gave a presentation of the January 8, 2021 staff report. The following findings and conclusions were entered into record:

Findings of Fact

1. The applicant is Nathan Perkins, 2130 Grant Road, East Wenatchee WA.
2. The subject property is located on the South side of Grant Road between Mary Ave. and Nevada Ave. The Douglas County Assessors Number is 22211810007.
3. The subject property is designated Residential Medium by the Greater East Wenatchee Area Comprehensive Plan.
4. Douglas County has adopted a Countywide Comprehensive Plan pursuant to the Growth Management Act (GMA) and RCW Chapter 36.70A, and a series of subarea plans for each municipality in the county. These plans have been found to be consistent with each other.
5. CPRZ-2020-01 was submitted on July 13, 2020 in conformance with DCC 14.32.040.
6. Amendments to the comprehensive plan, SEPA threshold determination and supporting documentation were received at Washington State Department of Commerce on October 19, 2020.
7. Douglas County issued a Determination of Nonsignificance on October 12, 2020 pursuant to WAC 197-11-340(2).
8. No comments were received during the comment period.
9. The Notice of Public Hearing before the Planning Commission was published on January 7, 2021 in the Wenatchee World and Empire Press.
10. The Douglas County Planning Commission conducted an advertised public hearing on January 20, 2021. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.

Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendment is consistent with the requirements of the Revised Code of Washington and the Washington Administrative Code.
4. The proposed amendment is consistent with the Douglas County Code, Greater East Wenatchee Area Comprehensive Plan and the Growth Management Act.

No public comment was submitted during the hearing.

Commissioner Michael Machado moved to recommend approval of the amendments. Commissioner David Duffenhorst seconded the motion. The motion passed unanimously.

- b) A public hearing to consider amendments to the Douglas County Countywide Comprehensive Plan and DCC Title 18 Zoning to create a new section authorizing Lot Size Reductions for Existing Dwellings.

Principal Planner Curtis Lillquist gave a presentation of the January 8, 2021 staff report. The following findings and conclusions were entered into record:

Findings of Fact:

1. Douglas County has adopted a Countywide Comprehensive Plan pursuant to the Growth Management Act (GMA) and RCW Chapter 36.70A, and a series of subarea plans for each municipality in the county. These plans have been found to be consistent with each other.
2. Amendments to the Douglas County Comprehensive Plan and Title 18 and the SEPA threshold determination and supporting documentation were sent to the Washington State Department of Commerce, pursuant to RCW 36.70A.106, on October 19, 2020.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of amendments the comprehensive plan and development regulations.
4. The Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act.
5. No comments have been received from agencies.
6. No comments have been received from private citizens.
7. The Planning Commission conducted an advertised public hearing on January 20, 2021. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
8. The Planning Commission has reviewed the entire record including the goals and policies of the comprehensive plan and public testimony as it relates to the proposed development regulations.

Suggested Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act, RCW 36.70A, and DCC Title 14 have been complied with.
2. The Douglas County Countywide Comprehensive Plan and development regulations are consistent with each other.
3. The Douglas County Comprehensive Plan and development regulations are consistent with the Growth Management Act, the Regional Policy Plan, and the adopted comprehensive plans for the cities and towns of Bridgeport, East Wenatchee, Mansfield, Rock Island, and Waterville.
Douglas County completed a review of the development regulations as needed to satisfy the requirements of RCW 36.70A.130.

Public comment was received from the following individuals during the hearing:

- Norm Nelson – Northwest GeoDimensions
- Randy Schull.

Commissioner Dan Beardslee moved to recommend approval of the amendments. Commissioner Tanya Davis seconded the motion. The motion passed unanimously.

- c) A public hearing to consider amendments to the Douglas County Code regarding amending the definition of essential public facilities, flood hazard reference datum, model homes provisions, industrial hemp production, accessory dwelling units, and General Industrial District standards.

Principal Planner Curtis Lillquist gave a presentation of the January 8, 2021 staff report. The following findings and conclusions were entered into record:

Suggested Findings of Fact:

1. Douglas County has adopted a Countywide Comprehensive Plan pursuant to the Growth Management Act (GMA) and RCW Chapter 36.70A, and a series of subarea plans for each municipality in the county. These plans have been found to be consistent with each other.
2. Amendments to the Douglas County Code Titles 14, 15, 17 and 18 and the SEPA threshold determination and supporting documentation were sent to the Washington State Department of Commerce, pursuant to RCW 36.70A.106, on October 19, 2020.
3. RCW Chapters 36.70 and 36.70A authorize the adoption of amendments the comprehensive plan and development regulations.
4. The Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act.
5. No comments have been received from agencies.
6. No comments have been received from private citizens.
7. The Planning Commission conducted an advertised public hearing on January 20, 2021. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
8. The Planning Commission has reviewed the entire record including the goals and policies of the comprehensive plan and public testimony as it relates to the proposed development regulations.

Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act, RCW 36.70A, and DCC Title 14 have been complied with.
2. The Douglas County Countywide Comprehensive Plan and development regulations are consistent with each other.
3. The Douglas County Comprehensive Plan and development regulations are consistent with the Growth Management Act, the Regional Policy Plan, and the adopted comprehensive plans for the cities and towns of Bridgeport, East Wenatchee, Mansfield, Rock Island, and Waterville.
Douglas County completed a review of the development regulations as needed to satisfy the requirements of RCW 36.70A.130.

No agency or member of the public provided comment.

Commissioner Robert Knowles moved to recommend approval of the amendments with the following amendments to the proposed language.

To delete the following from the proposed new Industrial Hemp code language:
18.XX.030 Development Standards (A) (1)

“EXCEPT, where the elevation of the production area closest to the nearest point of any use or area listed in section 1 above are separated in elevation by at least one thousand (1000) vertical feet the setback may be reduced to one-half mile (two thousand six hundred forty feet), and”

Commissioner Tanya David seconded the motion. The motion passed with a vote of 5 for and 1 against.

VI. ADJOURNMENT

The meeting adjourned at 6:29 P.M.