



DOUGLAS COUNTY
TRANSPORTATION & LAND SERVICES

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Douglas County Planning Commission

ACTION MINUTES

Wednesday, January 13, 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:

Curtis Lillquist, Principal Planner
Aaron Simmons, County Engineer

II. ADMINISTRATIVE PROCEDURES

Review minutes from the November 18, 2020 Planning Commission meeting.

Commissioner Molly Linville made a motion to approve the minutes.
Commissioner Robert Knowles seconded the motion. The motion passed unanimously.

III. CITIZEN COMMENT – None.

IV. OLD BUSINESS – None.

V. NEW BUSINESS

- a) A public hearing to consider adopting City of East Wenatchee Ordinances 2020-13 and 2020-14 regarding amendments to Title 17 Zoning establishing the Wenatchi Landing Overlay Zoning designation and amending the North End Subarea Planned Action within the unincorporated portions of the City's urban growth area.

Principal Planner Curtis Lillquist gave a presentation of the November 24, 2020 staff report. The following findings and conclusions were entered into record:

Findings of Fact:

1. RCW Chapters 36.70 and 36.70A authorize the adoption of amendments to the comprehensive plan and development regulations.
2. 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.
3. DCC 14.32.070(C)(3)(f) states that unless inconsistent with the jurisdiction's comprehensive plan or Chapter 36.70A RCW, Douglas County agrees to ratify the amendments by the city/town.
4. Douglas County has adopted the comprehensive plans and implementing development regulations for the City of East Wenatchee for use within the unincorporated areas of the East Wenatchee Urban Growth Area.
5. The North End Master Site Plan was adopted on October 10, 2016 by the City of East Wenatchee with Ordinance 2016-15 and by Douglas County with Ordinance TLS 16-08-37B as a subarea plan to the Greater East Wenatchee Area Comprehensive Plan.
6. The North End Master Site Plan Planned Action was adopted on October 10, 2016 by the City of East Wenatchee with Ordinance 2016-16 and Douglas County with Ordinance TLS 16-09-37C.
7. The Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act.
8. A new overlay district is necessary to establish a range of uses that can implement the development type and intensity that is consistent with the adopted plan.
9. A new overlay district is necessary to establish the mixed use residential component required by the adopted plan.
10. A new overlay district is necessary to implement the design guidelines, buffering and transition standards, and street and sidewalk standards adopted in the plan. These guidelines and standards are critical to guiding development projects which will work together to achieve the vision of creating a prosperous center for job-creating industry and a tourist and recreation destination.
11. Douglas County Issued a Determination of Non-significance and Adoption of Existing Environmental Document on November 18, 2019 in accordance with WAC 197-11-340(2). The comment period ended January 17, 2020.
12. Douglas County initiated a joint 60-day comment period with the City of East Wenatchee as required by RCW 36.70A.106 on November 18, 2019. The comment period concluded on January 17, 2020.
13. The Notice of Public hearing before the Planning Commission was published on November 26, 2020.
14. Notice of Public Hearing before the Planning Commission was emailed to the county's interested parties list and posted on the County's website.
15. The Planning Commission conducted an advertised public hearing on December 9, 2020. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.

16. 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. The proposed amendments are consistent with the City's North End Subarea 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.

- b) A public hearing to consider adopting City of East Wenatchee Ordinance 2019-09 regarding amendments to Title 17 Zoning regulating cryptocurrency mining, data processing, and cargo containers within the unincorporated portions of the City's urban growth area.

Principal Planner Curtis Lillquist gave a presentation of the November 24, 2020 staff report. The following findings and conclusions were entered into record:

Findings of Fact:

1. RCW Chapters 36.70 and 36.70A authorize the adoption of amendments the comprehensive plan and development regulations.
2. 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.
3. DCC 14.32.070(C)(3)(f) states that unless inconsistent with the jurisdiction's comprehensive plan or Chapter 36.70A RCW, Douglas County agrees to ratify the amendments by the city/town.
4. Douglas County has adopted the comprehensive plans and implementing development regulations for the City of East Wenatchee for use within the unincorporated areas of the East Wenatchee 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 City of East Wenatchee issued a Determination of Non-significance in accordance with WAC 197-11 on August 19, 2019 for the zoning code amendments.
7. The City of East Wenatchee initiated a joint City/County agency review period as required by RCW 36.70A.106 on August 19, 2019.

8. The Notice of Public hearing before the Planning Commission was published on November 26, 2020.
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 December 9, 2020. 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 Tanya Davis moved to recommend approval of the amendments. Commissioner Robert Knowles seconded the motion. The motion passed unanimously.

- c) A public hearing to consider amendments to 2020 Douglas County Capital Facility Plan.

Principal Planner Curtis Lillquist gave a presentation of the November 24, 2020 staff report. The following findings and conclusions were entered into record:

Findings of Fact

1. Douglas County has adopted a Comprehensive Plan pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which covers all unincorporated areas within Douglas County, through a series of planning area Comprehensive Plans there were found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. The Douglas County Planning Commission is responsible for assisting with long range planning matters and providing recommendations to assure compliance with the growth management act for unincorporated areas of Douglas County. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
3. Douglas County issued a 60-day review and comment period on the proposed amendments in accordance with RCW 36.70A. The comment period

commenced on October 19, 2020 and ends on December 18, 2020. No public or agency comments have been submitted on the proposal at this time.

4. The Douglas County Planning Commission conducted an advertised public hearing on December 9, 2020. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
5. The Douglas County 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 amendments.
6. RCW 36.70A.120 establishes that, "Each county and city that is required or chooses to plan under RCW 36.70A.040 shall perform its activities and make capital budget decisions in conformity with its comprehensive plan."
7. WAC 365-196-415(2)(c)(ii) establishes that, "*The six-year plan should be updated at least biennially so financial planning remains sufficiently ahead of the present for concurrency to be evaluated. Such an update of the capital facilities element may be integrated with the county's or city's annual budget process for capital facilities.*"
8. Policy CF-1 of the Capital Facility Element of the Douglas County Countywide Comprehensive plan states, "Coordinate land use and public works planning activities with an ongoing program of long range financial planning to best utilize limited fiscal resources."
9. Policy CF-3 of the Capital Facility Element of the Douglas County Countywide Comprehensive Plan states, "Ensure that public facilities are provided for in a manner that protects investments and maximizes the use of existing facilities."
10. Policy CF-16 of the Capital Facility Element of the Douglas County Countywide Comprehensive Plan states, "Review and update the Capital Facilities Plan each year in conjunction with the annual County budget cycle."

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 Douglas County Regional Policy Plan and the Douglas County Countywide Comprehensive Plan.
4. The process of amending the capital facility plan in concert with the county's budget for 2019 is consistent with the requirements of GMA to ensure that capital budget decisions are in conformity with the county's comprehensive plan.
5. The amendment of the capital facilities plan in the same time frame as the county budget, out of cycle with the yearly amendment cycle of the comprehensive plan, is allowed under the Growth Management Act and anticipated and encouraged by the WAC guidelines and policies of the capital facility element and capital facility plan.

The changes proposed do not warrant a re-evaluation of the land use element of the comprehensive plan nor do they affect or amend level of service or adequacy of service standards.

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 amend the County Buildings and Equipment Inventory – East Wenatchee to provide specific detail about the size of the buildings and what amount of property they sit on for the 3 buildings at 19th St. NW.

Commissioner Molly Linville seconded the motion. The motion passed unanimously.

VI. ADJOURNMENT

The meeting adjourned at 6:24 P.M.