



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

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Douglas County Planning Commission

ACTION MINUTES

Wednesday, November 10, 2021

Meeting held via Zoom online meeting platform

I. CALL MEETING TO ORDER

Chair Michael Machado called the meeting to order at 5:30 P.M.

Douglas County Planning Commission Members Present:

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

Douglas County Planning Commission Members Not Present:

Douglas County Staff Present:

Mark Botello, Land Services Director
Nathan Pate, Principal Planner
Tanner Ackley, Senior Planner
Charity Duffy, Associate Planner

General Public:

See attached sign in sheet

II. ADMINISTRATIVE PROCEDURES

- a) Review minutes from the Wednesday, October 13, 2021 Planning Commission meeting.

Commissioner Michelle Taylor made a motion to approve the Wednesday, October 13, 2021 minutes. Commissioner Molly Linville seconded the motion. The motion passed with Commissioner Robert Knowles abstaining because he was absent from the October 13th Meeting.

III. CITIZEN COMMENT -

No general comments from the public.

IV. OLD BUSINESS -

No old business items.

V. CONTINUED BUSINESS -

- a) Continued Public Hearing from the Wednesday, October 13, 2021 meeting on Ordinance TLS No. 21-17-47B Interim Controls for the placement and permitting of alternative energy-specific to wind and solar energy farms.

Planning Commissioner Chair Michael Machado opened the continued public hearing for the proposed amendments to Ordinance TLS No. 21-17-47B Interim Controls for the placement and permitting of alternative energy- specific to wind and solar energy farms at 5:40 PM.

Planning Director Mark Botello provided a handout and presented general information on the Washington State Energy Facility Site Evaluation Council (EFSEC). This handout provided the history, permitting process, state law requirements, and members of the EFSEC Commission, SEPA thresholds, siting process and compliance monitoring.

Planning Director also stated that EFSEC will be providing their notice of informational public meeting and landuse consistency hearing on November 17, 2021 at 5:00 P.M.

Numerous people in attendance provided comments either in favor or against.

Commissioner Michelle Taylor recommended that we add a “fall zone” of two times the height of the wind turbines setback buffer from the outer perimeters edge of the solar farm project boundaries and also include 100 ft. set back buffer from the outer perimeters edge of the solar farm project boundaries.

Commissioner Michelle Taylor made the following motion:

I move to recommend approval of the amendments to Section 14.95 Definitions and Section 18.16.350 Energy generation as an accessory use and Section 18.16.355 Energy generation as a primary use and Section 18.31.020 Permitted uses (RR 20) and Section 18.40.020 Permitted uses (A-D) and Section 18.80.320 Conditional use permit matrix, with the addition of “fall zone” of two times the height of the wind turbines setback buffer from the outer perimeters edge of the wind farm project boundaries and a 100 ft. set back from the outer permitted edge of the solar farm project boundaries. based upon the findings of fact and conclusions of law contained within the Wednesday, October 13, 2021 staff report.

Motion seconded by Planning Commissioner Dan Beardslee. Motion passed all in favor.

VI. NEW BUSINESS -

Principal Planner Nathan Pate presented the proposed amendments to the Douglas County Code Section 18.16.080 Yards and Setback to the Planning Commissioners.

The goal of updating the section of Douglas County code is make it easier to for general public to understand. The Commissioners had a brief discussion on the proposed front yard setback of 20 ft. and the agricultural yard buffering setback.

VII. ADJOURNMENT -

The meeting adjourned at 6:55 P.M.