

M I N U T E S  
January 26, 2023  
ADAMS COUNTY PLANNING COMMISSION

PRESENT: Bob Carlson, Chairman  
Michael Anderson, Vice-Chairman  
Mikki Kison  
John Robertson  
Devin Michael  
Michael Anderson, Vice-Chairman

TIME: 10:00 A.M.  
PLACE: On-Line & In-Person  
Meeting in the  
Conference Room at  
425 E Main St.  
Othello, WA

OTHERS: Andie Lorenz - Building and Planning Director  
Tammie Fetch - Planning Commission Secretary

ABSENT: Bruce Lynch and Robert Russell

MEETING: Chairman Bob Carlson called the meeting to order at 10:00 am. Roll call was made and everyone was present except Bruce Lynch and Robert Russell.

AGENDA: The Chairman opened the meeting by explaining an additional item needed to be added to the agenda - election of officers. He then asked if anyone wanted to make a motion to accept the corrected agenda to include election of officers, for this meeting of the Planning Commission. Devin Michael made a motion to accept the corrected agenda. It was seconded by John Robertson. The Corrected Agenda was approved by all of the commission, with zero opposing.

ELECTION OF OFFICERS: Michael Anderson made a motion to have Bob Carlson continue as the Chairman. This was seconded by John Robertson. A vote was taken and all were in favor, zero opposed having Bob Carlson continue as the Chairman. Devin Michael made a motion to have Michael Anderson continue as the Vice-Chairman. John Robertson seconded that motion and a vote was taken. All were in favor of having Michael Anderson continue as the Vice-Chairman. Zero opposed.

PUBLIC COMMENTS: Chairman Bob Carlson then opened the floor for any public comments. Citizen Carolina Ponce of 864 S. Crestline, Othello, brought before the board the concern of small trucking outfits having a place to park their trucks in our community. She lives in a rural residential (RR) zone and has two semi-trucks. They try to limit the hours their truck is running to avoid disturbing their neighbors, but have had a code enforcement complaint made against them as semi-trucks aren't allowed in the (RR) zone. Her concern is that there are very limited places for small trucker outfits to park their trucks and that it would be better for them to be able to have them at their homes. The Planning Commission advised that they are reviewing all of the county's zones and are currently working on the Prime Agriculture (PA) zone. The rural residential zoning will be in an up-coming meeting and they invited Ms. Ponce to come back to a meeting where this specific topic will be up for discussion. She agreed to come back. Her information was given to Secretary Tammie Fetch and when RR is up for discussion an invitation will be sent to her prior to the up-coming meeting. There were no more public comments.

MEETING MINUTES: The Chairman continued the meeting by asking if there were any comments or corrections on the minutes from the December 8<sup>th</sup>, 2022 meeting. There were no corrections or comments by the commission members. Devin Michael made a motion to accept the meeting minutes of December 8<sup>th</sup>, 2022 as written. John Robertson seconded the motion and a vote was taken. All of the commission members voted in favor of accepting the minutes as written with no one opposing.

NEW BUSINESS: The Chairman opened up the public hearing at 10:10am, related to the re-zone request by Tom Buggia of New Hatton, LLC. Building and Planning Director Andie Lorenz read the staff report regarding a re-zone request for approximately 100 acres located outside the Town of Hatton. The request is to change 5 properties that are approximately 20 acres each from Prime Agriculture to Rural Residential. The representative for Tom Buggia, Attorney Toni Meacham gave a presentation / response from Mr. Buggia regarding the benefits of this re-zone request. The representative from the Town of Hatton, Jared Potts, spoke on behalf of Hatton. He said they believe they have plenty of water to serve the properties in and around Hatton, but are working with an engineer to determine exactly how much water they have available. They are also working with state agencies and engineers to set up a sewer system. The town of Hatton is in favor of this plan by Mr. Buggia.

The Chairman asked if any of the Planning Commissioners had any conversations prior to this meeting regarding this proposal. No one responded that they had spoken to anyone prior to this meeting regarding the proposal. The meeting was then opened up for public comments. Scott Yaeger, from Adams County Public Works, talked about road access. He clarified what is the legal access, which is different than the proposal. This would really only be in effect when and if the property is platted or developed. Eric Pentico of the Washington Fish and Wildlife stated that any questions can be addressed to him at 509-630-2729. Other than that, he had no other comments. There were no other public comments so the public testimony period was closed.

The Chairman asked the commissioners if they had any questions or comments. Devin Michael posed the question to think about is "How does this affect the County 20 years from now?". John Robertson asked "How soon the annexation would take place by Hatton?". Jared explained that it all depends on the water situation for the town. Mike Anderson asked about set-backs for these properties. Andie Lorenz responded that currently in Prime Ag it's 300' but if it is Rural Residential the set back is 25' in the front, 10' on the sides and 25' in the rear.

After discussion by the commission members, Chairman Bob asked for a motion to recommend approval of the re-zone request from PA to RR to the County Commissioners. Mike Anderson made a motion to recommend approval to the County Commissioners. Devin Michael seconded the motion to approve the re-zone request. A vote was taken and everyone approved this recommendation. No one opposed it. The public hearing was then closed.

OLD BUSINESS: At this time there was no old business to discuss.

ADJOURNMENT: The Chairman called for any additional business items. After hearing none, Chairman Carlson then asked for a motion to adjourn the meeting and transition into a workshop. Devin Michael made a motion to adjourn the meeting and John Robertson seconded the motion. A vote was taken and approved to adjourn the meeting. The meeting was adjourned at 11:02 am.

Signed by:

Bob Carlson

Bob Carlson, Chairman

2-23-2023

Dated