

**GRANT COUNTY
PLANNING COMMISSION
AGENDA**

Chairman: Gary Piercy
Vice Chairman: Jim Fleming
Board Members: Wayne Sahli, Al Brower, Kirk Sager, Martell Palmer, Ollie Click, Lee
Graham and Bill Bailey
Secretary: Dorothy Black
Alternate Secretary: Sonja Baker

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

JANUARY 9, 2003 @ 7:00 P.M.

Review and Approval of December 4, 2002 Planning Commission Minutes.

Election of 2003 Planning Commission Officers and re-appointment of Secretary and alternate Secretary.

1. **PUBLIC HEARING – Slough Investments – Minor Zone Change** of a 20-acre parcel currently zoned Rural Residential –1 to five acres of Rural General Commercial and the remaining fifteen acres to Rural Light Industrial.

(02-3489) S. 4, T. 20, R. 27
Ed Harrell – Project Planner
2. **PUBLIC HEARING – Delmar Sanford/Banks Lake Developers, Inc. – Minor Zone Change** of a 107.91 acre parcel currently zones Rural Remote to Rural Residential –2 zone.

(02-3488) S. 21, T. 28, R. 30
Kevin Cricchio- Project Planner
3. **PUBLIC HEARING – Tren Jones/Astro Enterprises – Reasonable Use Exception** to allow the development of a single family dwelling on a five acre parcel (31-1772-000) in the Agricultural zone of Grant County.

(02-3505) S. 18, T. 19, R. 29
Hector Torres – Project Planner
4. **PUBLIC HEARING – Tren Jones/Astro Enterprises – Reasonable Use Exception** to allow the development of a single family dwelling on a 8.14 acre parcel (31-1774-000) in the Agricultural zone of Grant County.

(02-3506) S. 18, T. 19, R. 29
Hector Torres – Project Planner
5. **PUBLIC HEARING – Tren Jones/Astro Enterprises – Reasonable Use Exception** to allow the development of a single family dwelling on a five acre parcel (31-1773-000) in the Agricultural zone of Grant County.

(02-3507) S. 18, T. 19, R. 29
Hector Torres – Project Planner
6. **PUBLIC HEARING – Grant County Planning – Unified Development Code Amendment** to modify Section 23.12.150 dealing with sign requirements.

Kevin Cricchio
02-3530

Planning Commission – Questions and Comments

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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

FEBRUARY 5, 2003 @ 7:00 P.M.

Review and Approval of January 9, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – C. E. Robertson – Preliminary Plat** of approximately 38.8 acres into 16 one-acre ± lots in the Shoreline Development-3 zone and 1 twenty-acre ± lot in the Rural Remote Zone of Grant County.

(02-3431) S. 29, T. 24, R. 27
Ed Harrell – Project Planner

- 2. PUBLIC HEARING – Huck Goodrich - Preliminary Plat** of a 5.9± acre parcel into nine lots in the Urban Residential-2 Zone of Grant County.

(02-3447) S. 3, T. 18, R. 28
Ed Harrell - Project Planner

- 3. PUBLIC HEARING – James Barney - Minor Rezone** of lots #1-17 of the J. Barney Industrial Plat from Urban Commercial -1 to Urban Light Industrial.

(02-3481) S. 4, T. 19, R. 28
and S. 32 & 33, T. 20, R. 28
Kevin Cricchio – Project Planner

Planning Commission – Questions and Comments

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Secretary: Sonja Baker
Alternate Secretary: vacant

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

MARCH 5, 2003 @ 7:00 P.M.

Review and Approval of February 5, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – Donald Tucker – Replat** of lot #413 of Larson Subdivision consisting of 1.149± acres to create three (3) lots in the Urban Residential 3 Zone of Grant County.

(03-3533) S. 4 & 5, T. 19, R. 28
Kevin Cricchio – Project Planner

- 2. PUBLIC HEARING – Osiel Manzo - Reasonable Use** to allow the development of single-family dwelling on a 1.8 – acre parcel in the Agriculture Zone of Grant County.

(03-3542) S. 21, T. 17, R. 26
Kent Ziemer - Project Planner

Planning Commission – Questions and Comments

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Alternate Secretary: vacant

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

APRIL 2, 2003 @ 7:00 P.M.

Review and Approval of March 5, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – Fancher Land Investments, LLC. - Preliminary Plat** to allow the subdivision of 165 acres into 33 lots and two open space tracts in the Rural Residential 1 zone of Grant County, Washington.

(02-3524) S. 26, T. 20, R. 27
Ed Harrell – Project Planner

- 2. PUBLIC HEARING – Osiel Manzo - Reasonable Use** to allow for the development of single-family dwelling on a 1.8 acre parcel in the Agriculture Zone of Grant County.

(03-3542) S. 21, T. 17, R. 26
Kent Ziemer - Project Planner

- 3. PUBLIC HEARING – Alvin & Cheryl Wallace - Reasonable Use** to allow for the development of a single-family dwelling on the subject parcel in the Shoreline Development 1 Zone of Grant County.

(03-3558) S. 35, T. 20, R. 27
Kevin Cricchio - Project Planner

- 4. PUBLIC HEARING – Jim Berschauer - Preliminary Plat** of five (5) lots in the Rural Residential 3 Zone of Grant County.

(03-3561) S. 22, T. 21, R. 26
Hector Torres - Project Planner

Planning Commission – Questions and Comments

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Alternate Secretary: RoseMary Dart

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

MAY 7, 2003 @ 7:00 P.M.

Review and Approval of April 2, 2003 Planning Commission Minutes.
Appointment of Sonja Baker as Secretary and RoseMary Dart as Alternate Secretary.

1. **PUBLIC HEARING – Eaves Encroachment - Uniform Development Code Amendment** to Chapter 23.12 Development Standards of the Unified Development Code affecting Eave encroachment into side yard setbacks.

(02-3516)
Ed Harrell – Project Planner
2. **PUBLIC HEARING – Quincy Port - Binding Site Plan** creating 33 lots with internal roads, a railroad loop, and water and sewer trunk lines in the Master Planned Industrial and the Urban Heavy Industrial Zones of Grant County.

(03-3543) S. 9 & 10, T. 20, R. 24
Ed Harrell - Project Planner
3. **PUBLIC HEARING – Donald & Deborah Carrigan - Reasonable Use Exception** to allow the development of a single-family dwelling in the Shoreline Development 1 Zone of Grant County.

(03-3579) S. 35, T. 20, R. 27
Kent Ziemer - Project Planner
4. **PUBLIC HEARING – Jim Young - Reasonable Use Exception** to allow the development of a single-family dwelling on a 1.15-acre parcel in the Rural Urban Reserve Zone of Grant County.

(03-3586) S. 24, T. 19, R. 28
Hector Torres - Project Planner
5. **PUBLIC HEARING –Paul Bernsen- Preliminary Plat** to allow the development of a seven lot subdivision in the Urban Residential 2 zone of Grant County.

(03-3587) S. 3, T. 18, R. 28
Kent Ziemer - Project Planner
6. **PUBLIC HEARING – Jay & Rebecca Haugen - Replat** of lot #190 of Larson Subdivision in order to create two lots in the Urban Residential 3 Zone of Grant County.

(03-3592) S. 4, T. 19, R. 28
Kevin Cricchio - Project Planner

**GRANT COUNTY
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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

JUNE 4, 2003 @ 7:00 P.M.

Review and Approval of May 7, 2003 Planning Commission Minutes.

1. **PUBLIC HEARING – Vern Cox - Revised Plat Alteration** - to the approved preliminary plat of Cox's Landing, changing fourteen 2± acre lots into five 1-acre lots and one lot with 21-acres of open space in the Rural Residential –1 zone.

(03-3562) S. 15, T. 14, R. 23
Ed Harrell – Project Planner

2. **PUBLIC HEARING – Trina Myrick - Reasonable Use Exception** to allow placement of a single-family residence on a 3-acre parcel in the Rural Residential-1 Zone of Grant County.

(03-3557) S. 25, T. 19, R. 27
Ed Harrell - Project Planner

3. **PUBLIC HEARING – Westshore Development LLC - Uniform Development Code Amendment** - to a Shoreline Master Program / Unified Development Code Amendment changing the Moses Lake Shoreline Designation within the Moses Point Planned Unit Development from Rural to Suburban.

(03-3557) S. 7 & 18, T. 19, R. 28
Ed Harrell - Project Planner

4. **PUBLIC HEARING – Interim RAID's**

Denny Cearns - Consultant
Ron Sell - Project Planner

5. **PUBLIC HEARING - Comp Plan Amendment Cycle** - Carryover from May 21, 2003.

Bill Sumrall - Project Planner

Planning Commission – Questions and Comments

**GRANT COUNTY
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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

JUNE 25, 2003 @ 7:00 P.M.

Administer Oath

- 1. PUBLIC HEARING – Rural Area of More Intensive Development (RAID's)** - Continuation of public hearing from the June 4, 2003 meeting.

Denny Cearn - Consultant
Ron Sell - Project Planner

Planning Commission – Questions and Comments

**GRANT COUNTY
PLANNING COMMISSION
AMENDED * AGENDA**

Chairman: Gary Piercy
Vice Chairman: Jim Fleming
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Secretary: Sonja Baker
Alternate Secretary: RoseMary Dart

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

JULY 2, 2003 @ 7:00 P.M.

Review and Approval of June 4, 2003 Planning Commission Minutes.

1. **PUBLIC HEARING – Walter & Maria Stephens - Minor Zone Change** of 40-acres from Agriculture to Rural Residential-1.

(03-3600) S. 27, T. 22, R. 27
Ed Harrell – Project Planner
2. **PUBLIC HEARING – Ron & Rebecca Sawyer - Minor Zone Change** of 5.09 acres from Urban Residential - 3 to Urban Commercial - 1 on a parcel that had previously been zoned Commercial, is located adjacent to a Urban Commercial-1 zone and has an existing commercial use.

(03-3608) S. 16, T. 19, R. 28
Ed Harrell - Project Planner
3. **PUBLIC HEARING – John Albrandt - Replat** to divide lot 15 of Crook Estates into two 4.5-acre lots in the Rural Residential - 1 Zone of Grant County.

(03-3514) S. 14, T. 16, R. 26
Kent Ziemer - Project Planner
4. **PUBLIC HEARING – Ruben and Maria Ramirez - Preliminary Long Plat** to allow a subdivision consisting of six lots in the Urban Residential - 3 Zone of Grant County.

(02-3610) S. 29, T. 28, R. 30
Kent Ziemer - Project Planner
5. **PUBLIC HEARING - Vivian Olsick - Preliminary Long Plat** to allow five lots in the Rural Residential - 1 Zone of Grant County.

(03-3615) S. 3, T. 20, R. 26
Hector Torres - Project Planner
6. **PUBLIC HEARING - Comp Plan Amendment Cycle** - Continuation from May 21, 2003 and June 4, 2003 Public Hearings.

Bill Sumrall - Project Planner

Planning Commission – Questions and Comments

Staff Update on RAID's

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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

AUGUST 6, 2003 @ 7:00 P.M.

Review and Approval of July 2, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – Arlo Leishman - Long Plat** resubmittal of a 21, lot 29 acres plat from a previous plat dated 1999 addressing revisions in street and lot layout in the Rural Commercial Zone of Grant County.

File No. 03-3637
S. 1 & 12, T. 19, R. 28
Ed Harrell – Project Planner

- 2. PUBLIC HEARING – Rural Areas of More Intensive Development** - continuation from the Public Hearings on May 21, 2003 and June 4, 2003 meetings.

Denny Cearns - Consultant
Ron Sell - Project Planner

Planning Commission – Questions and Comments

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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

SEPTEMBER 3, 2003 @ 7:00 P.M.

Review and Approval of August 6, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – Donald Gustafson- Reasonable Use** to allow the development of a single-family dwelling on a 1.12-acre parcel in the Rural Residential - 1 (RR1) Zone of Grant County.

File No. 03-3650
S. 12, T. 19, R. 27
Hector Torres – Project Planner

- 2. PUBLIC HEARING – John Edmondson - Reasonable Use** to allow the development of single-family dwelling on a 1.7–acre vacant parcel in the Agriculture Zone of Grant County.

File No. 03-3671
S. 35, R. 19, T. 26
Billie Sumrall - Project Planner

Planning Commission – Questions and Comments

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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

OCTOBER 1, 2003 @ 7:00 P.M.

Review and Approval of September 3, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – Wade King - Unified Development Code Amendment**
changing the Residential Mini-storage land use from Prohibited to a Conditional Use in the Shoreline Development - 1, Shoreline Development - 2, Shoreline Development - 3, and Shoreline Development - 4 zones of Grant County.

File No. 03-3664
Ed Harrell – Project Planner

- 2. PUBLIC HEARING – Calvin McDowall - Long Plat / SEPA** of six (6) lots from a 30.354-acre lot in the Rural Residential - 1 Zone of Grant County.

File No. 03-3670
S. 26, R. 20, T. 27
Hector Torres - Project Planner

- 3. PUBLIC HEARING – Clarification of Planning Commission Recommendation**
Regarding: Comp Plan Amendment for Mark Poth Item Number 2002-14.

Billie Sumrall - Project Planner

Planning Commission – Questions and Comments

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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

NOVEMBER 5, 2003 @ 7:00 P.M.

Review and Approval of October 1, 2003 Planning Commission Minutes.

1. **PUBLIC HEARING – Walter Stephens - Long Plat & SEPA** to allow a subdivision consisting of approximately 40 acres intended to create eight lots, and is located in the Rural Residential - 1 Zone of Grant County.

File No. 03-3691
S. 27, T. 22, R. 27
Kent Ziemer – Project Planner

2. **PUBLIC HEARING – Norman Hopperstad - Re-Plat & SEPA** for the division of Lot 58 into two lots of the approved Larson Subdivision in the Urban Residential - 3 Zone of Grant County.

File No. 03-3700
S. 4, T. 19, R. 28
Hector Torres - Project Planner

3. **PUBLIC HEARING – Norman Hopperstad - Re-Plat & SEPA** for the division of one lot into two lots of the approved Larson Subdivision in the Urban Residential - 3 Zone of Grant County.

File No. 03-3702
S. 4, T. 19, R. 28
Kent Ziemer - Project Planner

4. **PUBLIC HEARING – Richard Combs - Re-Plat & SEPA** of lots 1 & 2 of Lakeshore Acres in the Rural Residential-1 zone.

File No. 03-3662
S. 35, T. 20, R. 27
Ed Harrell - Project Planner

Planning Commission – Questions and Comments

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COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

DECEMBER 3, 2003 @ 7:00 P.M.

Review and Approval of November 5, 2003 Planning Commission Minutes.

- 1. PUBLIC HEARING – Ed Schempp - Long Plat** of 6 lots where 2 lots will not have residential development capacity on 160± acres in the Agriculture zone of Grant County.

File No. 03-3719 S. 7, T. 21, R. 26
Ed Harrell - Project Planner

- 2. PUBLIC HEARING – Quincy Adult Recreation Park Model Property Owners Association - Unified Development Code Amendment** to the Unified Development Code Chapter 23.12 *Table 3. Density, Dimension and Open Space Standards for Rural Activity Center Zoning Districts.*

File No. 03-3724
Ed Harrell - Project Planner

- 3. PUBLIC HEARING – Bruce Perry- Re-Plat** consolidating lots 45, 46, & 47 of Desert Aire #1 into one lot in the Rural Village Residential - 1 Zone of Grant County.

File No. 03-3727 S. 23, T. 14, R. 23
Ed Harrell - Project Planner

- 4. PUBLIC HEARING –Housing Authority of Grant County - Re-Plat** of Lots 707 thru 717, Lot 726 and Lots 748 thru 754 of the Larson Subdivision plat located in the Urban Residential - 3 Zone of Grant County.

File No. 03-3711 S. 5, T. 19, R. 28
Hector Torres - Project Planner

- 5. PUBLIC HEARING – Clayton Massey - Reasonable Use** to allow the development of a single-family dwelling on a 4.5-acre parcel in the Rural Residential - 1 Zone of Grant County.

File No. 03-3721 S. 34, T. 21, R. 26
Hector Torres - Project Planner

- 6. PUBLIC HEARING – Earl Hubsmith - Long Plat** to allow a (2) two-phase, 31-lot subdivision of approximately 33 acres in the Urban Residential - 2 Zone of Grant County.

File No. 03-3712 S. 34, T. 19, R. 28
Kent Ziemer - Project Planner

- 7. PUBLIC HEARING - Lane and Lynn Strickland - Replat** to consolidate lots #166 and #167 of Desert Aire No. 1 located in the Rural Village Residential - 1 Zone of Grant County.

File No. 03-3708 S. 22, T. 14, R. 23
Kent Ziemer – Project Planner