

**GRANT COUNTY
PLANNING COMMISSION
AGENDA**

Chairman: Gary Piercy
Vice Chairman: Jim Fleming
Board Members: Martell Palmer, Ollie Click, Lee Graham, Bill Bailey and Jon A.
Hatt
Secretary: Sonja Baker

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

JANUARY 7, 2004 @ 7:00 P.M.

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

- 1. PUBLIC HEARING – Desert Aire Division 9, Phases 4, 5, & 6 - Preliminary Plat** of an additional 106 lots, which will comprise phases 4, 5, and 6, of Desert Aire, Division #9 in the Rural Village Residential-1 of Grant County.

File No. 03-3688
S. 22, T. 14, R. 23
Ed Harrell - Project Planner

Planning Commission – Questions and Comments

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

FEBRUARY 4, 2004 @ 7:00 P.M.

Election of Planning Commission Officers:

- ➔ Re-election of Chairman and Vice Chairman
- ➔ Re-appointment of Secretary and Alternate Secretary

Approval of December 3, 2003 Planning Commission Minutes

- 1. PUBLIC HEARING – Desert Aire Division 9, Phases 4, 5, & 6 - Preliminary Plat** of an additional 106 lots, which will comprise phases 4, 5, and 6, of Desert Aire, Division #9 in the Rural Village Residential-1 Zone of Grant County.

File No. 03-3688
S. 22, T. 14, R. 23
Ed Harrell - Project Planner

- 2. PUBLIC HEARING – Arthur L. Thivierge - Preliminary Plat** of 38± acres into five lots in the Rural Residential - 3 Zone of Grant County.

File No. 03-3740
S. 29, T. 22, R. 27
Ed Harrell - Project Planner

- 3. PUBLIC HEARING – Wade King - Minor Zone Change** from Rural Remote and Agriculture to Shoreline Development - 3 of properties owned by Wade King and located between Moore Road and the southern end of Blue Lake and is the west half of the southeast quarter of Section 29, Township 24N, Range 27E. WM.

File No. 03-3758
S. 29, T. 24, R. 27
Ed Harrell - Project Planner

- 4. PUBLIC HEARING – James Weller - Minor Zone Change** from Rural Village Open Space Conservation to Rural Village Residential - 2 of a 12,000 square foot parcel located in Tract A of Desert Aire #5.

File No. 03-3759
S. 22, T. 14, R. 23
Hector Torres - Project Planner

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

MARCH 3, 2004 @ 7:00 P.M.

Approval of February 4, 2004 Planning Commission Minutes

- 1. PUBLIC HEARING – Wahluke School District – Rezone** application and SEPA Environmental Checklist from the Wahluke School District requesting a change from Agriculture to Public Facility. The 60-acre parcel will be the site of the new Mattawa High School.

File No. 03-3768
S. 36, T. 15, R. 23
Ed Harrell - Project Planner

- 2. PUBLIC HEARING – Comp Plan Update**

Planning Commission – Questions and Comments

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

APRIL 7, 2004 @ 7:00 P.M.

Approval of March 3, 2004 Planning Commission Minutes

1. **PUBLIC HEARING – William Englar – Replat** of Morgan Tracts Unit 1, doing away with Tract A and redistributing the land to adjacent parcels. This will affect lots 2 through 8 and 10 through 15 in the Urban Residential-2 zone.

File No. 03-3617
S. 34, T. 19, R. 28
Ed Harrell - Project Planner

2. **PUBLIC HEARING – Randy Niessner – U.D.C. Amendment** changing Table 3 in UDC Chapter 23.04 “Zoning” so that Hangars are a Discretionary Use in the Urban Light Industrial zone rather than a Conditional Use.

File No. 04-3781
Ed Harrell - Project Planner

3. **PUBLIC HEARING – Jack Jones – Reasonable Use** to allow the development of a single-family dwelling on a 3.82-acre parcel in the Agriculture (AG) Zone of Grant County.

File No. 04-3797
S. 11, T. 20, R. 23
Hector Torres - Project Planner

4. **PUBLIC HEARING – Neil Dan & Linda Adair – Minor Rezone** for a 5-acre parcel that has a split zoning of Urban Commercial 1 (UC1) and Urban Residential 3 (R-3) with a Comprehensive Plan Land Use Designation of Commercial.

File No. 04-3806
S. 36, T. 15, R. 23
Hector Torres - Project Planner

Planning Commission – Questions and Comments

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

MAY 5, 2004 @ 7:00 P.M.

Approval of April 7, 2004 Planning Commission Minutes

1. **PUBLIC HEARING – Washington State Parks & Recreation Commission –Planned Unit Development** application for improvements and new development at Sun Lakes – Dry Falls State Park. The new development will be a new campground at Rainbow lake; including but not limited to: a multi-purpose restroom/shower/picnic shelter, and approximately 31 new campsites. The improvements include, but are not limited to: replacement of the concession store, office, restrooms, fish cleaning station, and new moorage.

File No. 04-3831 S. 11 & 12, T. 24, R. 28
Ed Harrell - Project Planner

2. **PUBLIC HEARING – Carmel V. Gallaway – Preliminary Plat** to allow a 6-lot subdivision consisting of approximately 6 acres in the Urban Residential -2 zone of Grant County.

File No. 04-3802 S. 19, T. 19, R. 28
Kent Ziemer - Project Planner

3. **PUBLIC HEARING – Kevin Richards –Zone Change** of a 31-acre parcel zoned Urban Residential 3 (R-3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2) to Urban Residential-2 to make the zoning consistent with the R-2 land use designation.

File No. 04-3830 S. 17, T. 19, R. 28
Hector Torres - Project Planner

4. **PUBLIC HEARING –Baseline Lake LLC – Zone Change** for a 42.88-acre parcel with a split zoning of Rural Freeway Commercial and Rural Freeway Industrial to a Rural Residential - 1 (RR1) zone of Grant County.

File No. 04-3815 S. 32, T. 19, R. 24
Hector Torres - Project Planner

5. **PUBLIC HEARING – Baseline Lake LLC –Long Plat** for the subdivision of a 42.88-acre parcel into nine (9) lots in the Rural Residential - 1 (RR1) of Grant County.

File No. 04-3818 S. 32, T. 19, R. 24
Hector Torres - Project Planner

6. **PUBLIC HEARING – Comprehensive Plan Amendment Cycle**

Hector Torres & Billie Sumrall - Project Planners

Planning Commission – Questions and Comments

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

MAY 12, 2004 @ 7:00 P.M.

1. PUBLIC HEARING - 2003 Comprehensive Plan Amendment Cycle -
Continuation from May 5, 2004 Public Hearings.

- (3) 2003-08 E. Dean Gill, Moses Lake -Land Use Designation
Change Rural Residential -1 to Rural Remote
- (5) 2003-07 Charles E. Yarbrow, Jr. Moses Lake - Land Use
Designation Change Agricultural Resource to Rural
Residential - 1
- (6) 2003-05 Isaak Land Co, Coulee City - Land Use Designation
Change Open Space to Rural Residential - 2
- (7) 2003-04 Brian Isaak, Coulee City - Land Use Designation
Change Open Space to Suburban Residential
- (8) 2003-01 Stephen J. Allen, Mattawa - Land Use Designation
Change Rural Residential - 1 to Industrial
- (9) 2003-03 Steven N. Bates, Quincy - Land Use Designation
Change Agricultural Resource to Low Density
Residential
- (10) 2003-02 Randy Niessner, Royal City - Land Use Designation
Change Industrial To Suburban Residential

Hector Torres & Billie Sumrall - Project Planners

Planning Commission – Questions and Comments

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

JUNE 2, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – Richard Porter, Piney Creek Land & Royalty Company - Unified Development Code Amendment** - An amendment to the Unified Development Code: (1) to add a new definition to UDC § 25.02.030 “Oil and Gas Operations”, and to amend the definition of “Utilities”; (2) to add “Oil and Gas Operations” as a regulated land use in UDC Ch. 23.04, Table 4; and (3) to add a new UDC § 23.04.460, “Oil and Gas Operations Standards”. As proposed, oil and gas operations would be allowed in the Rural Remote and Agriculture zones as a Discretionary Use.

File # 04-3804
Ed Harrell - Project Planners

Planning Commission – Questions and Comments

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

JULY 7, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – Richard Porter, Piney Creek Land & Royalty Company - Unified Development Code Amendment** continuation from June 2, 2004 meeting.

File # 04-3804
Hector Torres - Project Planner

- 2. PUBLIC HEARING – Tim Cowin – Minor Zone Change** to change the land use zone of approximately 10 acres in the Crescent Bar area as a result of an approved Comprehensive Plan designation change to Master Planned Resort during the 2002 Comprehensive Plan Amendment Cycle.

File # 04-3805
S. 18; T. 20; R. 23
Billie Sumrall - Project Planner

- 3. PUBLIC HEARING – Bill Rice –Unified Development Code Amendment** to the front yard (road side) building setback. Changing the setback from 20-feet to 2-feet in that development known as the Crescent Bar Recreation Vehicle Home Park (North and South), in the Recreation Development Zone.

File # 04-3836
S. 19; T. 20; R. 23
Billie Sumrall - Project Planner

- 4. PUBLIC HEARING – Maier Enterprises – Minor Zone Change** of approximately 27-acres from Public Facilities and a small portion of Urban Light Industrial to Urban Residential – 2.

File # 04-3845
S. 31 & 32; T. 20; R. 28
Ron Sell - Project Planner

- 5. PUBLIC HEARING – Jerry Butler – Minor Zone Change** for a 1.28-acre parcel zoned Agriculture with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2). The applicant desires a zone change to Urban Residential-2 in order to make the zoning consistent with the R-2 land use designation.

File # 04-3855
S. 3; T. 18; R. 28
Billie Sumrall - Project Planner

- 6. PUBLIC HEARING – Dennis Rudek – Minor Zone Change** for a 2.31-acre parcel zoned Urban Residential 3 (R-3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2). The applicant desires a zone change to Urban Residential-2 in order to make the zoning consistent with the R-2 land use designation.

File # 04-3868
S. 16; T. 19; R. 28
Hector Torres - Project Planner

Planning Commission – Questions and Comments

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

AUGUST 4, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – SL Investments – Re-plat** of Lot 414 of the Larson Subdivision Plat for the development of duplexes. The total land area is approximately 1.51 acres located in the Urban Residential 3 Zone of Grant County.

File # 04-3886
S. 4; T. 19; R. 28
Billie Sumrall - Project Planner

Planning Commission – Questions and Comments

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

SEPTEMBER 1, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – Kevin Richards – Long Plat** of a 32-acre parcel into forty-nine (49) lots in the Urban Residential - 2 (UR2) Zone of Grant County.

File # 03-3573
S. 17; T. 19; R. 28
Hector Torres - Project Planner
- 2. PUBLIC HEARING – Jeromy McKean & John Miracle – Minor Zone Change** of two parcels totaling 5.06 acres zoned Urban Residential 3 (R-3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2). The applicants desire a zone change to Urban Residential-2.

File # 04-3808
S. 21; T. 19; R. 28
Dorothy Black - Project Planner
- 3. PUBLIC HEARING – R.M. Fleming & Robert Pitts – Minor Zone Change** of an 8.01-acre parcel zoned Urban Residential 3 with a Comprehensive Plan Land use designation of Low Density Residential (R-2). The applicants desire a zone change to Urban Residential - 2.

File # 04-3907
S. 16; T. 19; R. 28
Billie Sumrall - Project Planner
- 4. PUBLIC HEARING – R.M. Fleming & Robert Pitts – Re-plat** of Lot 3 of the Johnson Short Plat into six (6) lots of 8.1 acres to be sold for residential purposes.

File # 04-3908
S. 16; T. 19; R. 28
Billie Sumrall - Project Planner
- 5. PUBLIC HEARING – Stanley Kaufmann– Minor Rezone** of 18-acre parcel zoned Urban Residential 3 (R-3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2). The applicant desires a zone change to Urban Residential-2.

File # 04-3917
S. 20; T. 19; R. 28
Hector Torres - Project Planner

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

OCTOBER 6, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – Douglas & Elberta Carlile – Preliminary Plat** of two (2) parcels totaling 125.898 acres into twenty-six (26) lots in the Rural Residential 2 Zone of Grant County.

File # 04-3883
S. 2; T. 19; R. 28
Hector Torres - Project Planner

- 2. PUBLIC HEARING – Maureen Knight – Minor Zone Change** for a 40.10-acre parcel zoned Urban Residential 3 (UR3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2).

File # 04-3910
S. 21; T. 19; R. 28
Hector Torres - Project Planner

- 3. PUBLIC HEARING – Larry Carvo – Preliminary Plat** of a 39.28 parcel into seven (7) lots in the Rural Residential 1 (RR1) Zone of Grant County.

File # 04-3920
S. 26; T. 19; R. 27
Hector Torres - Project Planner

- 4. PUBLIC HEARING – Michael Slate – Preliminary Plat** of a 40.12-acre parcel into five (5) lots in the Urban Residential 2 (UR2) Zone of Grant County.

File # 04-3908
S. 21; T. 19; R. 28
Hector Torres - Project Planner

Planning Commission – Questions and Comments

**GRANT COUNTY
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**** AMENDED ** AGENDA**

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Secretary: Sonja Baker

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

OCTOBER 6, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – Maureen Knight – Minor Zone Change** for a 40.10-acre parcel zoned Urban Residential 3 (UR3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2).

File # 04-3910
S. 21; T. 19; R. 28
Hector Torres - Project Planner

- 2. PUBLIC HEARING – Larry Carvo – Preliminary Plat** of a 39.28 parcel into seven (7) lots in the Rural Residential 1 (RR1) Zone of Grant County.

File # 04-3920
S. 26; T. 19; R. 27
Hector Torres - Project Planner

Planning Commission – Questions and Comments

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

NOVEMBER 3, 2004 @ 7:00 P.M.

1. **PUBLIC HEARING – Maureen Knight – Minor Zone Change** for a 40.10 acre parcel zone Urban Residential – 3 (UR-3) with a Comprehensive Plan Land Use Designation of Low Density Residential (R-2). Continued from October 6th Meeting.

File # 04-3910
S.21, T. 19; R. 28
Hector Torres - Project Planner

2. **PUBLIC HEARING – Doug Carlile –Preliminary Plat** of two (2) parcels totaling 125.898 acres into twenty-six (26) lots in the Rural Residential 2 Zone of Grant County.

File # 04-3883
S. 2; T. 19; R. 28
Hector Torres - Project Planner

3. **PUBLIC HEARING – Dorothy Eppick – Minor Zone Change** for a 4.45-acre parcel zoned Rural Residential 1 (RR1) with a Comprehensive Plan Land Use Designation of Rural Commercial

File # 04-3944
S. 14; T. 16; R. 26
Hector Torres - Project Planner

4. **PUBLIC HEARING – Crescent Golf Estates – Minor Zone Change; Preliminary Plat; Planned Unit Development** and SEPA to change the zoning of approximately 79 acres in the Crescent Bar area as a result of an approved Comprehensive Plan designation change to Master Planned Resort

File # 04- 3826 & File # 04-3938
S. 18; T. 20; R. 23
Billie Sumrall - Project Planner

Planning Commission – Questions and Comments

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

DECEMBER 1, 2004 @ 7:00 P.M.

- 1. PUBLIC HEARING – Tim Cowin – Master Plan Resort Amendment** to the Crescent Bay Resort Master Plan

File # 04-3933
S.18, T. 20; R. 23
Hector Torres - Project Planner

- 2. PUBLIC HEARING – Ron Gear – Minor Zone Change** changing the zoning from Urban Residential 3 (UR-3) to Urban Residential-2 (UR-2) in order to make the zoning and land use designation consistent.

File # 04-3935
S. 17; T. 19; R. 28
Hector Torres - Project Planner

- 3. PUBLIC HEARING – Ron Gear – Re-plat** will consist of dividing three, 2-acre, lots into six, 1-acre, lots for residential purposes. All lots are vacant at this time

File # 04- 3936
S. 17; T. 19; R. 28
Hector Torres - Project Planner

Planning Commission – Questions and Comments