

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
Vice Chairman: Dale Walker
Board Members: Ollie Click, Terry Dorsing, Jim Fleming, Blair Fuglie, Lee Graham, Jon A. Hatt, and James Turner
Secretary: Doris Long

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

FEBRUARY 1, 2012 @ 7:00 P.M.

Members Present: Bill Bailey, Ollie Click, Jim Fleming, Blair Fuglie, Lee Graham, Jon A. Hatt and Dale Walker

Members Absent: Terry Dorsing and James Turner

Board Action:

Approval of December 7, 2011 Planning Commission Meeting Minutes.
Mr. Hatt motions to approve the meeting minutes as presented. Mr. Fleming seconds the motion.
Voted on and passes unanimously.

Election of 2012 Planning Commission Officers and re-appointment of Secretary.

Mr. Hatt nominates Mr. Bailey as Planning Commission Chairman. Mr. Graham seconds the nomination.
Mr. Fleming motions for Mr. Walker to continue as Vice-Chairman and to reappoint Doris Long as Secretary.
Mr. Hatt seconds the motion.

ACTION: Jon Hatt nominates Bill Bailey to retain his position as Planning Commission Chairman for the year 2012. Lee Graham seconds the nomination.

Jim Fleming nominates Dale Walker to retain his position as Vice-Chairman for the year 2012.

Jon Hatt seconds the nomination.

Doris Long is reappointed as Secretary.

The nominations are voted on and pass unanimously.

Mr. Bailey swears in those wishing to testify at this hearing in mass:
Do you hereby swear or affirm under penalty of perjury under the laws of the State of Washington that the testimony that you give is truthful and accurate to the best of your knowledge and belief?

Mr. Bailey explains how the meeting will proceed.

PUBLIC HEARING – Port District No. 3 of Grant County, File # 11-5621-01, Preliminary Plat – of ≈146.72 acres to create twelve (12) lots from one existing parcel in the Agriculture zoning district.

Associate Planner, Rick Rettig, presents the Staff Report to the Planning Commission members along with Agencies/Departments and Public comments that have been received. Staff displays maps/photos on the overhead showing the location of the proposal along with surrounding zoning.

Jeff Curtis, 827 Desert Aire Drive North, Desert Aire, previously sworn, representing the proponent. Mr. Curtis states he has no additional information to report.

Public Testimony Opened

Mike Thiede, 22904 Road U.2 SW, Mattawa, previously sworn. Mr. Thiede reports he owns a winery, orchard and housing, all located near the subject property. He is in favor of the project, but has concerns regarding maintenance of the roads, access to the proposed lots and there being adequate water. Mr. Thiede explains his concerns and is worried that the project will further complicate some existing issues.

Brian Talbot, 409 Date Place, Mattawa, previously sworn. Mr. Talbot reports he is in favor of the project, but shares Mr. Thiede's concerns.

Public Testimony is Closed

The plat map is displayed once again to aid in addressing the concerns. Discussion takes place between the Planning Commission, Staff, Mr. Curtis and Mr. Thiede pertaining to the water and roads, both existing and proposed.

Mr. Walker moves to send forth to the County Commissioners a recommendation for approval of File #11-5621-01 with the eight Conditions of Approval and the seven Findings of Fact in the affirmative.

Mr. Graham seconds the motion.

ACTION: DALE WALKER MAKES A MOTION TO APPROVE THE PORT DISTRICT NO. 3 OF GRANT COUNTY PRELIMINARY PLAT AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE EIGHT (8) CONDITIONS OF APPROVAL AND THE SEVEN (7) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

PUBLIC HEARING – Grant County, File # 11-5643, Cascade Valley Minor Rezone – of several parcels from Urban Residential-3 to Urban Residential-2 in order to reflect the change in the 2002 Comprehensive Plan Land Use Designation.

Senior Planner, Dorothy Black, presents the Staff Report to the Planning Commission members along with Agencies/Departments and Public comments that have been received. Staff displays maps/photos on the overhead showing the location of the proposal along with surrounding zoning.

Public Testimony Opened

Public Testimony is Closed

Mr. Walker motions to send forth to the County Commissioners a recommendation for approval of File #11-5643 with the ten Findings of Fact in the affirmative.

Mr. Click seconds the motion.

ACTION: DALE WALKER MAKES A MOTION TO APPROVE THE GRANT COUNTY CASCADE VALLEY MINOR REZONE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE TEN (10) FINDINGS OF FACT. OLLIE CLICK SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

Planning Manager, Damien Hooper, reports on the Shoreline Master Program update. He explains this will be a three year process, of in which the Planning Commission will play a fundamental role.

Meeting adjourned at 8:04 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:

Dale Walker, Vice-Chairman