

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
 Vice Chairman: Jim Fleming
 Board Members: Carol Dawson, Terry Dorsing, Ann Drader, Blair Fuglie and Kevin Richards
 Secretary: Doris Long

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

JUNE 22, 2016 @ 7:00 P.M.

2016 Attendance

NAME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
BAILEY	NM	NM	NM	P	NM	P						
DAWSON	NM	NM	NM	P	NM	P						
DORSING	NM	NM	NM	P	NM	P						
DRADER	NM	NM	NM	A	NM	P						
FLEMING	NM	NM	NM	P	NM	P						
FUGLIE	NM	NM	NM	P	NM	P						
RICHARDS	NM	NM	NM	P	NM	A						

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Chairman, Bill Bailey, opens the meeting.

Board Action:

Approval of April 6, 2016 Planning Commission Workshop Minutes.

ACTION: Terry Dorsing moves to approve the meeting minutes as presented. Jim Fleming seconds the motion.

Voted on and passes unanimously.

Mr. Bailey, explains how the public hearing will be conducted.

Mr. Bailey swears in those wishing to testify at this hearing en masse:

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?

Associate Planner, Tyler Lawrence, is presenting the four proposals to be heard. He explains that the Comprehensive Plan Amendments are non-project specific, and the SEPA is a non-project consideration of all of the proposals. Copies of the application materials were sent to agencies and known groups of interest. Each site was posted with a Notice of Application and public hearing, and was sent to property owners within 300 feet of the subject parcels. The notices were also published in the Columbia Basin Herald, the County's paper of record. An addendum to the EIS of the Comprehensive Plan was issued June 8, 2016 along with a Determination of Non-Significance. The proposals include a zone change, which will require a second recommendation from the Planning Commission.

All Staff records and files are admitted into the record.

PUBLIC HEARING - Earl Laurent – Blue Lake Area

File #P 16-0114 - Site Specific Land Use Re-designation from Rural Remote to Shoreline Development

File #P 16-0116 - Zone Change from Rural Remote to Shoreline Development 3.

Staff reports that the proponent is requesting a Limited Area of More Intense Rural Development (LAMIRD) designation. There were no public comments or specific agency comments received.

After review of the application material Staff finds it is consistent with the Grant County Comprehensive Plan, and all applicable criteria of approval, and recommends approval of the comprehensive plan amendment and zone change.

Earl Laurent, 33575 Park Lake Road NE, Coulee City, has been sworn.

Mr. Laurent comments that the change would make the property concurrent with what the other properties around the lake are zoned.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

During discussion Mr. Laurent explains, this is an opportunity to zone the land as it probably should have been zoned in the first place; the same as the rest of the private land around it. An opportunity to correct what was maybe an oversight.

Staff displays a map depicting the existing land use designation and zoning of the subject 12 acres, and the surrounding parcels.

Laura Laurent Mrachek

Ms. Mrachek explains the property has been a resort for many years. They would like to sell the property and retire. It would be helpful to have the residential opportunity available, and could be beneficial to the local area.

Mr. Bailey clarifies that the considerations to be made are for zoning and land use, which are non-project actions. Development of the property is not being considered at this time.

Mr. Fleming moves that the Comprehensive Plan Amendment, File #P 16-0114, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact in the affirmative for the project.

Mr. Fuglie seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: JIM FLEMING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE EARL LAURENT COMPREHENSIVE PLAN AMENDMENT - LAND USE RE-DESIGNATION BE APPROVED WITH THE NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Mr. Dorsing moves that the zone change be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE EARL LAURENT ZONE CHANGE BE APPROVED WITH THE TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

PUBLIC HEARING – Clint Brown - Ephrata Area

File #P 16-0122 - Site Specific Land Use Re-designation from Rural Remote to Rural Residential 1.

File #P 16-0123 - Zone Change from Rural Remote to Rural Residential 1.

Staff reports there were no public comments or specific agency comments received. The application material was reviewed for compliance with the Grant County Comprehensive Plan, the Unified Development Code and all applicable criteria of approval. Staff recommends denial of the comprehensive plan amendment and zone change.

There is discussion regarding adjacent property that was previously subdivided by the applicant and water availability.

Stirling Knudsen, Knudsen Land Survey, PO Box 505, Ephrata, WA, has been sworn, representing the proponent.

Mr. Knudsen explains all but 5 lots have been sold in the applicant's current development. To further the development east only 4 lots could be created at the existing density. The applicant would like to increase the density by changing the zoning to RR1. There isn't any detriment in allowing the 80 acres to become compatible with the adjacent development of RR1. There may already be RR1 zoned property available, but the development of the property depends entirely on the ability of the landowner to make it work. Mr. Brown has demonstrated in the past that he has that ability.

Mr. Bailey asks Mr. Knudsen if he knows what the soil classification is. Mr. Knudsen does not know the classification, but reports the soil is not suitable for agricultural use.

Mr. Bailey reiterates that the projects being heard are non-project actions. Some of the things being addressed, such as adequate water for homes, or roads that would allow for future development, are not what is being considered tonight. The question is whether or not the property would be more suitably used as 20 acre parcels or 5 acre parcels.

Clint Brown, 10431 Dodson Road, has been sworn.

Mr. Brown reports that his goal is to continue working on developing the property to Road "A". The Planning Commission have no questions for Mr. Brown.

Public Testimony Opened

There is no public comment

Public Testimony Closed

General discussion takes place.

Staff displays a map depicting the existing land use designation and zoning of the subject parcel, and surrounding parcels.

Mr. Dorsing moves that the Comprehensive Plan Amendment, File #P 16-0122, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact..

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CLINT BROWN COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH THE NINE FINDINGS OF FACT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Mr. Dorsing moves that the zone change be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact.

Mr. Fuglie seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CLINT BROWN ZONE CHANGE BE APPROVED WITH THE TEN FINDINGS OF FACT.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

PUBLIC HEARING - CPM Development - File #P 16-0129 - Black Sands Area - Current Land Use Designation is Irrigated. Requesting a Mineral Resource Overlay.

Staff reports that the property is owned by Richard Callahan. There were no public comments received. There was one agency comment received, but it was project related. The application material was reviewed for compliance with the Grant County Code and Comprehensive Plan. Staff states that this request does not change the land use designation of Irrigated Agriculture. It is only an overlay that, if approved, would allow for future permits to be issued permitting mineral extraction. Although, the property is designated Irrigated it is not part of a Farm Unit. Staff recommends approval of the mineral resource overlay request.

Photos and mapping depicting the subject parcels and surrounding parcels are displayed by staff.

Mr. Dorsing states, for the record, the landowner is his neighbor and he has participated in some of their projects. He would like to recuse himself, but will stay seated, and not participate if allowed.

Mr. Bailey allows Mr. Dorsing's to be recused.

Jana McDonald, 5111 East Broadway, Spokane, WA, has been sworn.

Ms. McDonald reports that the local company they represent operates as Central Washington Concrete. The Planning Commission have no questions for Ms. McDonald.

Public Testimony Opened

Rich Callahan, 12448 Road B.2 SW, Royal City, has been sworn.

Mr. Callhan explains they purchased the property, about 5 years ago, for the type of sand found at the location. The sand is fine and powdery, and is used for finishing concrete. The property cannot be farmed due to the

elevation of the sand, and no available water. This is the best available use of the property. The sand will only be hauled out and no crushing will be involved.

Public Testimony Closed

Mr. Fuglie comments that with no water being available this would be the highest and best use for the property. He moves that the Comprehensive Plan application, File #P 16-0129 be sent to the County Commissioners with a recommendation of approval with the thirteen Findings of Fact in the affirmative for the project.

Mr. Fleming seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: BLAIR FUGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CPM DEVELOPMENT MINERAL RESOURCE OVERLAY REQUEST BE APPROVED WITH THE THIRTEEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

JIM FLEMING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Mr. Fuglie request to be recused from the next land use action. The entity he is employed with is a part of the project. Mr. Bailey approves the request, and confirms that Mr. Dorsing is once again participating.

PUBLIC HEARING - Town of Coulee City - Multiple Land Owners

File #P 16-0138 - Urban Growth Area Amendment (expansion), and Site Specific Land Use Re-designation from Rural Residential 1, Rangeland and Residential, Medium Density to Residential, Low Density and Public Facility.

File #P 16-0140 - Zone Change from Rural Residential 1, Agriculture and Urban Residential 3 to Urban Residential 2 and Public Facility.

Staff reports that four of the six private property owners, that are currently outside of the Urban Growth Area (UGA), and are proposing to go into the UGA, are served by some type of City services. There were no public comments received. There was one agency comment received, but it was project specific relating to wetlands. Staff has reviewed the application material for consistency with the Grant County Code and Comprehensive Plan, and recommends approval of the UGA expansion, the Urban designation and the re-designation of the property already located within the UGA.

Staff displays mapping depicting the existing land use designation and zoning of the subject parcels, and surrounding parcels.

Shirley Maes, 212 East Fir, Coulee City, City Council woman and Mayor Pro Tem.

Ms. Maes states that she would answer any questions that the Planning Commission may have.

Mr. Bailey asks what prompted the City to take this action.

Ms. Maes responds there are two reasons. First, the City cannot develop the property that is owned by the PUD or Bureau. The community is surrounded by much of this undevelopable property, so they are requesting to re-designate it to Public Facility.

Second, Coulee City is currently under a water moratorium. There are residences within the UGA and City limits who are waiting for water, while residences not located within the UGA are being provided water. They would like to bring those properties into the UGA.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Fleming moves that the Comprehensive Plan application, File #P 16-0138, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact in the affirmative for the project.

Ms. Drader seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: JIM FLEMING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE TOWN OF COULEE CITY URBAN GROWTH AREA EXPANSION AND COMPREHENSIVE PLAN AMENDMENT - LAND USE RE-DESIGNATION BE APPROVED WITH THE NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Mr. Fleming moves that the zone change be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact in the affirmative for the project.

Mr. Dorsing seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

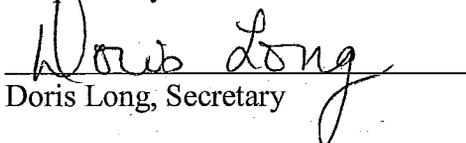
ACTION: JIM FLEMING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE TOWN OF COULEE CITY ZONE CHANGE BE APPROVED WITH THE TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.

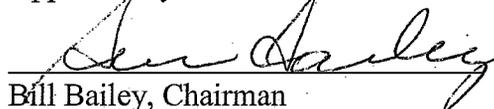
VOTED ON AND PASSES UNANIMOUSLY

Meeting adjourned at 8:10 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman