

**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 21, 2017 @ 7:00 P.M.

2017 Attendance

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

P=Present

A=Absent

C=Canceled

NM=No Meeting Held

Chairman, Bill Bailey, opens the meeting at 7:00 p.m.

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

Board Action:

Approval of June 7, 2017 Planning Commission Meeting.

ACTION: Blair Fuglie moves to approve the meeting minutes as presented. Terry Dorsing seconds the motion. Voted on and passes unanimously.

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 nine proposals to be heard. He reports 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. 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, 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.

Ronald Kreger – P 17-0086 – Sunland – Site Specific Land Use Re-designation from Shoreline Development to Rural Commercial

P 17-0087 – Zone Change from Shoreline Development 4 to Rural General Commercial.

Mr. Lawrence explains the property has historically been used as a convenience store. Based off of the historical use existing prior to July 1, 1991, Staff believes the site meets the qualifications as a LAMIRD. It was determined that the proposal meets the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change.

The Planning Commission has no questions or comments.

Ron Kreger, 25103 Wanapum Drive SW, Quincy, has been sworn in.

Mr. Kreger states he is the owner of the property, which has been used as a store since 1984, apparently non-compliant. He would just like to bring the property into compliance.

Public Testimony Opened

Jack Kling, 825 Hunter Avenue SW, Quincy, VP of the Sunland Estates HOA, has been sworn in.

Mr. Kling states that the Sunland Store has been a valued asset to the community, and the community is in full support. He speaks on behalf of the Sunland HOA, and reports that they are in full support of the Sunland Store.

Public Testimony Closed

Mr. Richards moves that the Comprehensive Plan Amendment, File P 17-0086, be sent to the County Commissioners with a recommendation of approval with the nine 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: KEVIN RICHARDS MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE RONALD KREGER COMPREHENSIVE PLAN AMENDMENT - LAND USE RE-DESIGNATION BE APPROVED WITH THE NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

JIM FLEMING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Mr. Richards moves that the zone change, File P 17-0087, 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: KEVIN RICHARDS MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE RONALD KREGER 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

Mr. Bailey comments that he did read the late comment received from the Department of Commerce. He would like Staff to let them know that the Planning Commission agrees with their statements, and during the Comprehensive Plan update they intend to re-identify some of the land that was improperly identified in 1999.

Mr. Lawrence explains that he has had a conversation with Commerce, and that information was relayed to them at that time.

Nicholas & Donna Tommer – P 17-0089 – Rural Ephrata – Site Specific Land Use Re-designation from Irrigated to Rural Remote

P 17-0090 – Zone Change from Agriculture to Rural Remote.

Mr. Lawrence reports that there was one public comment received opposing the application. There were no proposal specific agency comments received that would prohibit the designations. Staff believes the application is compliant with the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change, with no Conditions of Approval and with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

Mr. Richards asks to have the Quincy Columbia Basin Irrigation District comment, pertaining to the water release, clarified.

Mr. Lawrence explains this comment is quite often seen when a proposal is not specifically for irrigation. The Irrigation District would like to have the water released in order to be able to provide it to a different user, however it is not a requirement of the applicant. This site is a portion of a Farm Unit, although only a small portion of the 69 acres is irrigable. This was a part of Staff's analysis in recommending the change. The soil types present are not suitable for irrigated agriculture and the limited amount of irrigable lands.

Nick Tommer, PO Box 1150, Ephrata, WA, has been sworn in.

Mr. Tommer reports that this parcel is heavily rocky material. The rocks will be removed, and the site will be turned into two mini farms.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Richards moves that the Comprehensive Plan Amendment, File P 17-0089, and the zone change, File P 17-0090, be sent to the County Commissioners with recommendations of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change in the affirmative for the projects.

Mr. Fuglie seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: KEVIN RICHARDS MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE NICHOLAS AND DONNA TOMMER COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Tommer Construction Inc. – P 17-0092 – Rural Quincy – Site Specific Land Use Re-designation from Dryland to Rural Remote

P 17-0093 – Zone Change from Agriculture to Rural Remote.

Mr. Lawrence reports, similar to the previous project, according to the Soil Survey of Grant County, the soils listed are not conducive for farming, dryland or irrigated. One public comment was received opposing the application. Staff reviewed the proposal and feels it is consistent with the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change, with no Conditions of Approval and with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

Mr. Fuglie verifies that these parcels are adjacent to a parcel already zoned Rural Remote.

Mr. Lawrence confirms they are.

Mapping depicting the existing land use designation and zoning of the subject parcels, and surrounding parcels, are displayed by staff and there is a brief discussion.

Nick Tommer, PO Box 1150, Ephrata, WA, has been sworn in.

Mr. Tommer explains that the adjacent Rural Remote zoned parcel is being developed into 9 lots with a well as the source of water. If they could obtain more water, they would probably also break this property into smaller 20 acre parcels.

Public Testimony Opened

Jay Magnuson, 12231 Road 14 NW, Quincy, WA, has been sworn in.

Mr. Magnuson states he did write a letter on the proposal, and he is concerned about the water. His well has gone dry and been re-drilled twice. There is not a lot of water in the area.

Public Testimony Closed

Mr. Dorsing moves that the Comprehensive Plan Amendment, File P 17-0092, and the zone change, File P 17-0093, be sent to the County Commissioners with recommendations of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change in the affirmative for the projects. Mr. Fleming 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 TOMMER CONSTRUCTION INC. COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.
JIM FLEMING SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY

Tommer Construction Inc. – P 17-0095 – Rural Ephrata – Site Specific Land Use Re-designation from Rural Residential 1 to Rural Remote.

P 17-0096 – Zone Change from Rural Residential 1 to Rural Remote.

Mr. Lawrence reports that there were no public comments received and no agency comments were received that would prohibit the proposal from moving forward. Staff believes the application is consistent with the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change, with no Conditions of Approval, and with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

The Planning Commission has no questions or comments.

Nick Tommer, PO Box 1150, Ephrata, WA, has been sworn in.

Mr. Tommer explains they would like to crush the rock that is on the property. The Rural Remote zone allows for larger parcels to be created than the existing zoning. Ultimately, farm ground would be created as water rites are acquired.

Mr. Dorsing asks if the water rites would come from an irrigation district.

Mr. Tommer answers from QB.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

Mr. Richards moves that the Comprehensive Plan Amendment, File P 17-0095, and the zone change, File P 17-0096, be sent to the County Commissioners with recommendations of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change in the affirmative for the projects. Mr. Fleming seconds the motion. The motion is voted on and passes unanimously.

Board Action:

ACTION: KEVIN RICHARDS MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE TOMMER CONSTRUCTION INC. COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.
JIM FLEMING SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY

Mr. Dorsing asks Staff to relay to the Department of Commerce that the Planning Commission does look at the projects very much as individual proposals, and their specific need for adjustment.

Mr. Lawrence explains that he had a lengthy phone conversation with the Planner at the Department of Commerce during which he had explained the County's view point, and their process for the site specific re-designations.

Discussion ensues.

P 17-0113 – ADI Investment LLC – Moses Lake – Site Specific Land Use Re-designation from Residential, Medium Density to Urban Commercial

P 17-0114 – Zone Change from Urban Residential 3 to Urban Commercial 2.

Mr. Lawrence reports that there were no public comments received. Agency comments were received, one being from the City of Moses Lake regarding the proximity of urban services to the site. The City recommended that the County not move forward with approval of the proposal due to the fact that the City would not be able to provide the required services.

Mapping depicting the existing land use designation and zoning of the subject parcel, and surrounding parcels, are displayed.

Mr. Lawrence explains this proposal is currently within the UGA, and does have an Urban land use designation. It is medium density residential, with an Urban Residential 3 zone. It is not adjacent to any commercially designated/zoned property.

Staff does not recommend approval of the land use re-designation or zone change.

Mr. Richards asks if the proposal is what would be referred to as a zoning island in Planning terms.

Mr. Lawrence replies in the strictest sense it would be, as it does not have adjacency to existing commercial property.

Ideally, the designations would be in areas that are characterized by similar uses. The purpose of the Growth Management Act is to ensure that the amount of sprawl is reduced, and to center the growth in areas that are already defined by urban level growth. The subject parcel is located in an area that is defined by not very dense residential uses, as well as agriculturally utilized property. Staff does not believe that an urban commercial type use would be suitable for the area.

Discussion ensues.

Ashwani Sharma, 5312 Ridgeview Drive Loop NE, Moses Lake, has been sworn in.

Mr. Sharma explains he bought the property as a commercial avenue. It is located near the BMW building and the airport activity. With the traffic that travels through, this would be a perfect location for a convenient store, and an advantage for the public nearby.

Mr. Richards asks Mr. Sharma if he is aware of the letter, from the City of Moses Lake, regarding the availability of water and sewer.

Mr. Sharma answers that when he talked to the City he was told there wasn't a problem with the property. If he doesn't need the City to do this, he can put in a septic, and there is already a well. He states he is aware of the letter.

Public Testimony Opened

Dan Durbin, 9518 Stone Road NE, Moses Lake, has been sworn in.

Mr. Durbin explains the road he lives on is right before the subject property. He sold the property to ADI Investments, thinking that everything was going to be good to locate a small convenience store there. With all of the housing going in it is a perfect spot. Harris and Stratford are traveled very heavily. People wouldn't have to go all the way in to town for lunch food items. A well was drilled there quite a few years ago. It is a good site for a store.

Public Testimony Closed

Ms. Drader comments that there are big companies located down the strip, and it is a heavily used roadway. As Moses Lake grows, and the density moves into the Urban Growth Area, a convenience store concept makes sense.

Mr. Richards states he likes the site for commercial too; in the future. He is concerned that the City of Moses Lake is already posturing about the supply of water and sewer to the location. If the proposal were to move forward, they would essentially be stranding the property in a zoning that is not useable. The City is on record having said that the supply of water and sewer is not readily available.

Mr. Bailey agrees that at some point in the future this proposal would make sense, but the proposal needs to be given fair consideration both ways.

Mr. Fuglie comments that they need to be cognizant and recognize that the property, in essence, has the potential for spot zoning.

Mr. Dosing feels, with the services not being available at this time, it is tough to move forward on the proposal. It doesn't seem right if there isn't an ability for success.

There is discussion pertaining to the concept of spot zoning, what decision options are available to the Planning Commission, and what may be best for the proponent. One thought is for the adjacent neighbors to join with the proponent in seeking to have their property designations changed to avoid the spot zoning issue.

Mr. Fleming moves that the Comprehensive Plan Amendment, File P 17-0113, and the zone change, File P 17-0114, be sent to the County Commissioners with recommendations of denial with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

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 ADI INVESTMENTS LLC. COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE DENIED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE.

TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 17-0116 – Jeromy & Rosario McKean – Moses Lake – Site Specific Land Use Re-designation from Residential, Low Density to Urban Commercial

P 17-0117 - Zone Change from Urban Residential 2 to Urban Commercial 2.

Mr. Lawrence reports that there were no public comments received and no agency comments were received that would prohibit the proposal from moving forward. Staff believes the application is consistent with the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

Rosario McKean, 8306 Teal Road NE, Moses Lake, has been sworn in.

Mrs. McKean moved away from the mic to face the maps, and could not be heard for a portion of the record.

Mr. Bailey asks if the Cascade Valley water system is able to provide water.

Mrs. McKean replies there is already water.

Jeromy McKean, 8306 Teal Road, has been sworn in.

Water has been paid for on one of the lots. They will be combining the lots in the future.

Mrs. McKean reports they opened their mini-storages in October, and they are 98% full. They feel that there is a need for additional mini-storages to be located in the area.

Public Testimony Opened

Sherrri Anderson, 7994 Bertram Way NE, has been sworn in, speaking in opposition.

Ms. Anderson presents photos of the site to the Planning Commission, they are entered into the record as Exhibit #1.

Ms. Anderson states that she moved into the neighborhood 2 years ago, and resides on the corner of Bertram and Ottmar. She can see work that is being done on the McKean property from her home.

Ms. Anderson reports that in June of last summer there were many dump truck loads of dirt and rock placed on the property creating a public nuisance in the neighborhood. The work occurred all day and night, sometimes 7 days a week. None of the neighbors were aware of why the work was being done. She contacted the Planning Department to see if the work was permitted, and was told it was not. She filed a complaint.

The neighbors do not want mini-storage units encroaching any further into the residential neighborhood than what is currently existing. The fill material that was brought in is very deep, has elevated the property, buried the utilities and is backing up on a neighboring fence (Parcel #12-1138-017). Ms. Anderson asks, if this project is approved, what is going to be done to protect the neighbors' rights for privacy and protection.

Patty Arndt, 7858 Bertram Way, has been sworn in, representing the Water District.

There is an older water line that runs between parcels #12-1138-017 and #12-0590-000. The concern is the integrity of the water line, and the possibility of it being crushed by the added weight from the rocks in the fill. Who would be responsible to fix the damaged pipe?

The residents living next to the fill area (parcel #12-1138-017) are concerned that, without any means in place to prevent it, the material will continue to slough onto their property.

Public Testimony Closed

Mr. Dorsing asks what is the size and purpose of the waterline.

Ms. Arndt replies she does not know the size. The purpose is to serve the residence with water from the Cascade Water District.

Mr. Bailey explains that some of the concerns that were presented cannot be addressed by the Planning Commission.

Mr. Fuglie asks if the adjacent properties are Commercial.

Mapping depicting the existing land use designation and zoning of the subject parcels, and surrounding parcels, are displayed by Staff.

Mr. Lawrence replies the properties to the south and to the east, across Ottmar Road, are Commercial. The property described as the duplex, and properties to the west are Urban Residential 2.

Mr. Richards comments that this situation is a natural expansion of the commercial area, and could be described as growing pains within a community as commercial activity expands into residential areas.

Mr. Bailey comments that he would hope, whatever the outcome, that the property owners would take care of the existing problems, such as fill material spilling over on to the neighbor's fencing, and damage to neighbor's property.

Mr. McKean states, to help the concerns, they did cease work on the property about a year ago, after receiving a letter from the County, and have been working on getting a grading permit. He doesn't think any of the rock has went on to the neighboring property. They have kept it all a few feet away from the neighbor's property, but eventually there will be a retaining wall and fencing on both sides. They will do what needs to be done when Commercial zoning comes up against residential property.

There is discussion involving the Planning Commission and Ms. Anderson pertaining to mini-storages.

Mr. Fuglie points out that this proposal is for land use and not project specific use.

Mr. Fuglie moves that the Comprehensive Plan Amendment, File P 17-0116, and the zone change, File P 17-0117, be sent to the County Commissioners with recommendations of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change in the affirmative for the projects.

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 JEROMY & ROSARIO MCKEAN COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.

JIM FLEMING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 17-0119 – City of Quincy – Quincy – Site Specific Land Use Re-designation to be included in the Urban Growth Area Boundary and be re-designated from Irrigated to Urban Industrial.

Mr. Lawrence explains that a significant portion of the property has historically been used by the City of Quincy's wastewater treatment plant, which is where the reed beds can be seen. An aerial of the subject parcel is displayed by Staff for a visual reference. The property does have some natural borders that would protect it if the UGA were to be expanded to include it. There were no public comments received and no agency comments were received that would prohibit the proposal from moving forward. Staff believes the application is consistent with the applicable criteria of approval, and recommends approval of the land use re-designation change with the nine Findings of Fact.

The Planning Commission has no questions or comments.

Darryl Piercy, Plan It Consulting, 312 Alpine Drive, Ellensburg, WA, representing the City of Quincy, has been sworn in.

Mr. Piercy states that he has reviewed Staff's analysis and concurs with that analysis. This would be an important addition to the Urban Growth Area of the City of Quincy. This site is needed for future expansion of the industrial facilities that are located there. It is an important element for the long term success of the City of Quincy.

Public Testimony Opened

Jeff Moser, 6615 Batterman Road, Rock Island, WA, representing the landowners Western Sunset LLC, has been sworn in.

Mr. Moser states they are in favor of the proposal.

Tim Snead, City Administrator for the City of Quincy. Mr. Bailey swears in Mr. Snead.

Mr. Snead reports that the City is supportive of this proposal. The reed beds were developed in the 1990s, and there is already existing infrastructure. 2 pipes cross across the canal that carry effluent into the reeds, which is filtered through, and returned to the industrial facilities. The City of Quincy is going to have to do some major upgrades to their industrial facilities with the issues they have going on.

Public Testimony Closed

Mr. Fuglie comments that this seems like a prudent application, and makes a lot of sense.

Ms. Drader agrees, and moves to recommend to the County Commissioners that the Comprehensive Plan Amendment, File P 17-0119 be approved with the nine 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: ANN DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CITY OF QUINCY'S COMPREHENSIVE PLAN - SITE SPECIFIC REQUEST FOR INCLUSION INTO THE URBAN GROWTH AREA AND LAND USE RE-DESIGNATION BE APPROVED WITH THE NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 17-0121 – Big Bend Community College Foundation – Moses Lake – Site Specific Land Use Re-designation from Public Facility to Urban Industrial

P 17-0122 Zone Change from Public Facility to Urban Light Industrial.

Mr. Lawrence reports there were no public comments received and no agency comments were received that would prohibit the proposal from moving forward. Staff believes the application is consistent with the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change, with no Conditions of Approval and with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

The Planning Commission has no questions or comments.

LeAnne Parton, 7662 Chanute Street, Moses Lake, WA, representing the proponent.

Spoke to quietly to be picked up by the mics, not on the record (batteries were dying on podium mic).

Public Testimony Opened

Chad Lampe, Knudsen Land Survey, 618 North Crestview Drive, Moses Lake, has been sworn in.

Mr. Lampe explains that it makes perfect sense for the property to be re-designated Urban Industrial to go along with like properties. Historically the parcel has been underdeveloped, and hasn't been seen as a need under the current designation.

Public Testimony Closed

Mr. Bailey remarks that he is curious as to how this fits in with the airport overlay.

Mapping of the subject parcel, and surrounding parcels is displayed by Staff.

Mr. Lawrence explains the subject parcel is not immediately adjacent to the airport Master Plan zoning designation. However, it is within the airport safety overlay, so there would potentially be some height limitations as to what could be built on the site in the future. Mr. Lawrence adds that the property is located adjacent to existing Light Industrially designated properties.

Discussion ensues.

Mr. Richards moves that the Comprehensive Plan Amendment, File P 17-0121, and the zone change, File P 17-0122, be sent to the County Commissioners with recommendations of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change in the affirmative for the projects.

Mr. Fuglie seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: KEVIN RICHARDS MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE BIG BEND COMMUNITY COLLEGE FOUNDATION COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 17-0130 – The Gorge (Live Nation Worldwide Inc.) – Rural Quincy – Site Specific Land Use Re-designation from Recreation Development to Master Plan Resort

P 17-0131- Zone Change from Recreational Development to Master Plan Resort.

Mr. Lawrence reports this parcel was acquired by Live Nation (The Gorge) since their original MPR approval in 2014. There were no public comments received, and no agency comments were received that would prohibit the proposal from moving forward. Staff believes the application is consistent with the applicable criteria of approval. Staff recommends approval of the land use re-designation change, as well as the zone change, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change.

There is discussion pertaining to the application material that was included in the staff report.

David Bricklin, 1424 4th Avenue, Seattle, WA, representing Live Nation, has been sworn in.

Mr. Bricklin reports the parcel was purchased within the last year. It is the opposite of the island situation that was a topic in some of the earlier projects, in that this is an island within the MPR that they are trying to fill in. They support Staff's analysis. He thinks they have done a better job in the community the last couple of years to alleviate traffic and litter issues.

The Planning Commission has no questions or comments.

Public Testimony Opened

There is no public comment.

Public Testimony Closed

General discussion ensues.

Ms. Drader moves that the Comprehensive Plan Amendment, File P 17-0130, and the zone change, File P 17-0131, be sent to the County Commissioners with recommendations of approval, with the nine Findings of Fact for the Comprehensive Plan Amendment, and the ten Findings of Fact for the zone change in the affirmative for the projects.

Mr. Dorsing seconds the motion.

The motion is voted on and passes unanimously.

Board Action:

ACTION: ANND DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE GORGE COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION AND ZONE CHANGE BE APPROVED WITH THE NINE FINDINGS OF FACT FOR THE COMPREHENSIVE PLAN AMENDMENT AND TEN FINDINGS OF FACT FOR THE ZONE CHANGE IN THE AFFIRMATIVE FOR THE PROJECTS.

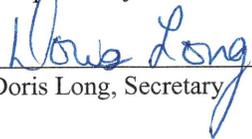
TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

The Planning Commission compliments Staff on the quality of work that was performed.
General discussion takes place.

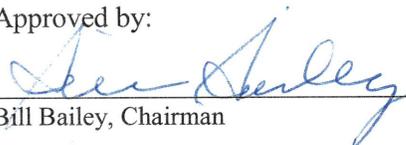
Meeting adjourned at 8:49 PM.

Respectfully submitted:



Doris Long, Secretary

Approved by:



Bill Bailey, Chairman