

**GRANT COUNTY  
PLANNING COMMISSION**

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

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

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**SEPTEMBER 14, 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	NM	NM	P P			
DAWSON	A A	NM	P	NM	NM	A P	NM	NM	P P			
DORSING	P P	NM	A	NM	NM	P P	NM	NM	P P			
DRADER	A P	NM	P	NM	NM	P P	NM	NM	P P			
FLEMING	P P	NM	P	NM	NM	P P	NM	NM	Mr. Fleming Resigned 08/2017			
FUGLIE	P P	NM	P	NM	NM	P P	NM	NM	P A			
RICHARDS	P P	NM	P	NM	NM	P 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 meeting will proceed, and asks those attending to introduce themselves.

The attendees are:

Lars Leland – representing the Port of Mattawa.

Jamie Jamison – has purchased 3 lots of the Port District’s property for development.

Ben Floyd, of White Bluffs Consulting, will be leading the workshop.

Mr. Floyd asks if the Commissioners have any questions or comments after hearing the information presented at the previous night’s workshop.

Mr. Bailey replies that he feels there needs to be some serious thought put into addressing the County’s itinerant migrant part-time seasonal labor. He was surprised to hear there were thousands of people residing in the County for up to 10 months of the year.

Mr. Jamison explains he is employed by a large orchard company. As one of his projects, they just built a 260 bed facility for the H2A migrant housing program. Two of the issues they run into is domestic water and sewer system. They choose to put their labor housing on the farms, instead of in the city areas, to try and alleviate the city’s responsibilities. This year for apple harvest there will be 1,200 H2A workers. Some of the workers have been here since February, and 250 arrived 2 weeks ago. They will stay until about November 20<sup>th</sup>.

Mr. Leland reports that he is aware of two companies that are planning on a combination of H2A housing, and single family dwellings for farm labor housing, totaling approximately 120 homes within the City limits of Mattawa.

Mr. Jamison explains they have done a study. If a circle of alfalfa was taken out, and replaced by an orchard. It would make the difference of 1 full time person, from the community, operating the circle, to 30 full time people, from the community, operating the orchard. He is aware of 9 circles on the Wahluke Slope going into orchard this coming year. Permanent housing is a huge issue in the southern portion of the County.

Mr. Bailey comments that they would also like to be able to make provisions to allow farm ground to stay in production, instead of removing it from production to build H2A housing on.

Mr. Jamison said it takes approximately 1 to 2 acres of ground to be committed for a 52 man, 2 story unit, which would contain the building, well, well head, septic, drain field and the reserve drain field.

Mr. Leland reports that the City of Mattawa is growing, what that growth entails, and the issues they are facing.

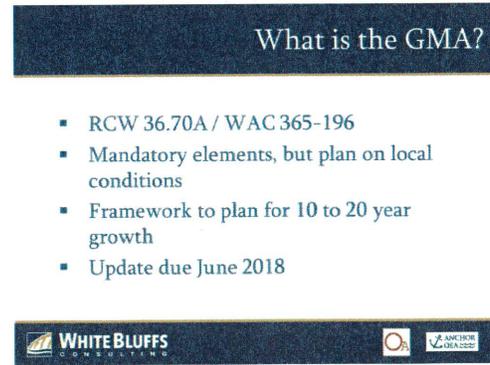
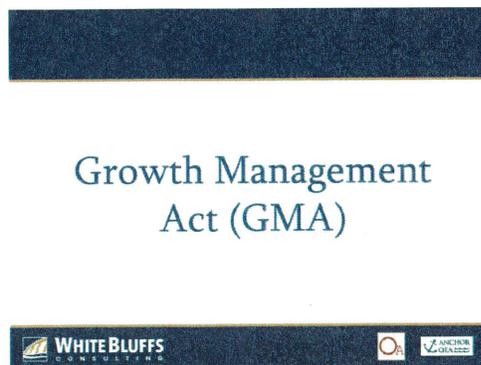
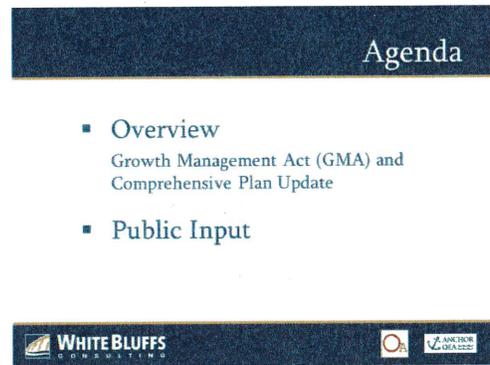
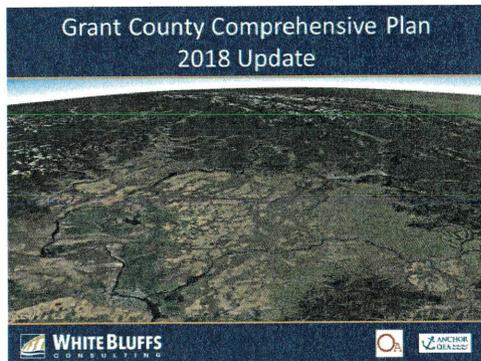
Mr. Jamison questions why the Port property is designated as Agriculture when it is dry with no irrigation water.

Mr. Bailey provides a brief explanation of the Growth Management Act, and how lands were originally designated.

Mr. Floyd gives the draft Agricultural Resource Land Reclassification memo, and associated draft mapping, to Mr. Jamison encouraging him to review it, and provide any thoughts, or comments that he may have.

There is discussion regarding re-designating the Port of Mattawa lands from AG to a more suitable designation. Mr. Hooper cautions they have to be very cognizant of establishing a new LAMIRD (Limited Areas of More Intensive Rural Development) when considering re-designating lands outside the UGA of Mattawa.

Mr. Floyd presents the following PowerPoint providing an overview of the information.



## Growth Management Act

### 14 Planning Goals:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Natural Resource Industries
- Open Space and Recreation
- Environment
- Citizen Participation
- Public Facilities and Services
- Historic Preservation
- Shoreline Master Program



## Comprehensive Plan



## What is a Comprehensive Plan?

- A plan guiding long term decisions for the County
- Reflects County visioning ideas
- Goals and policy framework
- Complies with the state laws (Growth Management Act)



## Why We Plan

- To reflect community values and vision for the future
- To accommodate future growth
- To determine where new housing, shopping, jobs and infrastructure will be located over the next 10 to 20 years
- To identify how to deliver services compatible with growth



## Current Comprehensive Plan Elements

- Economic Development
- Land Use
  - Urban Growth Areas/Lands
  - Rural Lands
  - Resource Lands
- Economic Development
- Housing
- Transportation
- Capital Facilities

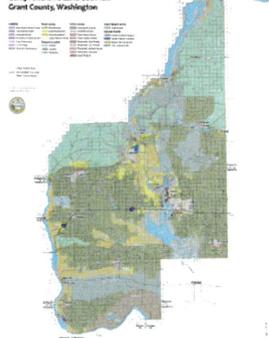


## Current Comprehensive Plan Elements

- Utilities
- Essential Public Facilities
- Intergovernmental Coordination



Comprehensive Land Use Plan  
Grant County, Washington



## Current Land Use



## Plan Relationship with Other Documents

Growth Management Act  
RCW 36.70A, 36.70B; WAC 365-195 to 199

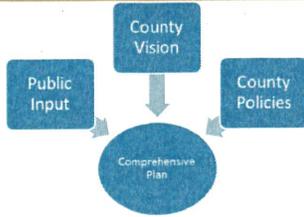
Comprehensive Plan  
Vision, goals and policies, analysis, environmental review

Development Regulations  
Municipal codes

Implementation  
Permits, action plans, budget, CIP, administrative provisions



## Plan Relationship with Other Documents



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## Expected Population Growth

- 2016 – Approximately 94,600
- Projected 2038 – Approximately 135,000
- Increase of 40,000
  - Urban areas increase – 22,000
  - Unincorporated increase – 18,000

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## Recent and Expected Trends

- Server farms in Quincy
- Strong agriculture markets
  - International/National
- Growth around Moses Lake, Mattawa and Quincy
- Regional recreation areas
- Resource management challenges

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## Public Input

Workshop process overview

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## What is a Vision

- What community members most value about the County
  - Shared image of what the County will become in the next 20 years
- Goals and policies are based on vision ideas

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## Existing Vision Elements

*The land and water are the lifeblood of Grant County. Our culture, customs, history, future, way of life and economy are dependent upon the land, the natural resources and an effective partnership empowering local stewardship of the land and its resources.*

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## Existing Vision Elements

- Respect for human dignity and equal opportunity
- Balanced growth and development in harmony with the environment
- Balance between too little and too much government
- Preservation and protection of the environment
- Protection of private property rights
- Economic development and prosperous communities, cities and towns
- Best use of the land

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## Public Input

- What changes are happening in the County?
- What should the future direction look like?
- What elements of the plan might be outdated?
- What trends need to be included?



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## Next Steps



## Timeline



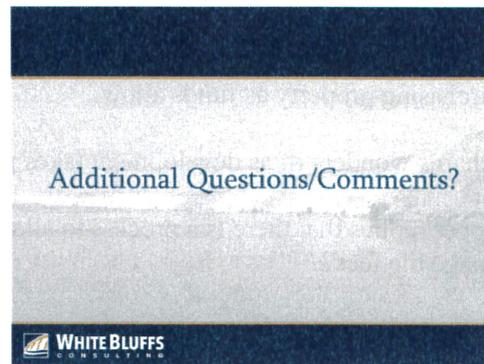
## How to Stay Involved

Multiple ways to participate:

- Attend Planning Commission meetings
- Complete a survey
- Review draft documents and send comments
- Sign up for email updates
- Submit comments

Visit for updates:

[http://www.grantscountywa.gov/planning/HTML/Comp\\_Plan\\_Update.htm](http://www.grantscountywa.gov/planning/HTML/Comp_Plan_Update.htm)



It is pointed out that the expected population growth numbers are for full time residents. The anticipation is that numbers will be added to address the part time seasonal residents of the County.

There is discussion concerning part time seasonal residents, how the H2A program works, the dwelling units that are needed to house them, and the growth occurring in the City of Mattawa.

Mr. Bailey states that he would like to see marijuana continue being designated as an industrial use.

Mr. Richards asks how the Comp. Plan would work regarding Ms. Drader's concerns relating to the historical value of the County, and his concerns relating to the Larson community.

Mr. Floyd explains that the Comp. Plan only has so much influence. Those items would more likely be addressed in the implementation of the Plan. The historical resources can be identified on a mapping layer, the goals and policies can highlight and promote the history, and identify where historic events occurred. Beyond those things, it would be up to a Tourism Committee to advocate the County's history.

Mr. Floyd asks Mr. Richards to explain what his concerns are with the Larson community.

Mr. Richards explains Larson is a former Airforce base housing area. It has not had the benefit of being included into the City, and is one of the poorest areas in the State. It is a unique situation for the County with its heavy residential population. Facilitating fire and police response, code enforcement, and those types of issues tend to tax the County's systems. He would like to identify a plan, which would bring some relief to the community over time.

Mr. Bailey adds that Larson has over 5,000 residents in the area, which are served by City sewer and water.

There is discussion as to why the community was never annexed into the City of Moses Lake.

Mr. Richards asks if there could be a way to govern the area differently. Also, the County is not reviewing Comprehensive Plan Amendments in 2018. Will they then be able to do a more in-depth look at areas, and uses other than AG during the update process?

Mr. Floyd asks if there are other areas throughout the County that need to be looked at.

Richard Hanover, with the Port of Moses Lake, explains that the Port is looking at developing the west end of their property for a prospective project, which would require the Comp. Plan to be amended.

Discussion takes place.

Mr. Hooper explains why the County will not be reviewing Comp. Plan Amendments for the 2018 cycle, and the influence that the update had on that decision.

Mr. Floyd asks Mr. Hooper what his feelings are regarding how the Comp. Plan could help with the Larson Community situation.

Mr. Hooper explains that the Comp. Plan already supports annexation to the jurisdiction that provides the urban services. One of the challenges is that the owner occupied percentage is significantly low. Although, the Housing Authority has been purchasing property as funds allow.

Mr. Richards wonders if, as development takes place, certain funds could be attributed to beautification projects.

Mr. Hooper replies that there is a process to allow impact fees to be collected, but who is going to govern that process, and manage the fees?

Discussion takes place.

Mr. Hooper states the potential to do sub-area planning for the Larson community itself could be explored. It could be used as an attempt to address some of the existing issues. Through the update process, policies could be established, which would enable the sub-area plan to be incorporated into the Comprehensive Plan.

Discussion takes place.

Mr. Bailey feels the addition of processing facilities in the next 10 to 20 years is another trend to consider.

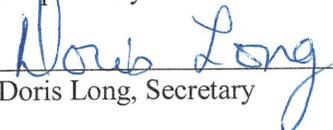
Mr. Jamison remarks on various reasons why he does not see processing facilities being a concern.

Mr. Dorsing replies the Mattawa and Royal region is such a quality fruit processing area that it could be a catalyst to bringing processing facilities in. The growth is happening. It is going to come down to having the infrastructure to handle the influx of people.

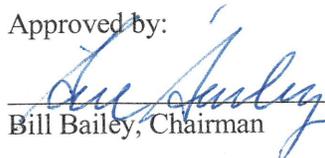
General closing discussion takes place.

Meeting adjourned at 8:31 PM.

Respectfully submitted:

  
Doris Long, Secretary

Approved by:

  
Bill Bailey, Chairman