

**GRANT COUNTY
PLANNING COMMISSION**

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

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

MAY 2, 2018 @ 7:00 P.M.

2018 Attendance

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

P=Present

A=Absent

C=Canceled

W=Webex

NM=No Meeting Held

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

Board Action:

Approval of February 7, 2018 Planning Commission Meeting minutes.

Mr. Dorsing moves to approve the minutes as presented.

Ms. Drader seconds the motion.

ACTION: Terry Dorsing moves to approve the meeting minutes as presented.

Ann Drader 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?

Mr. Bailey explains how the meeting will proceed.

Mr. Bailey introduces the first item to be heard.

PUBLIC HEARING – Rimrock Cove Owners’ Association – File #P 18-0072 – Unified Development Code Text Amendment – to Chapter 23.12 to allow a 10’ front setback in the community known as Rimrock Cove.

Senior Planner, Tyler Lawrence, presents the Staff Report to the Planning Commission members along with the Agencies/Departments comments that have been received. Mr. Lawrence explains the proposal is to amend the development standard of the front setback from the existing 20 feet to 10 feet. The change would only be for the lots located within the Rimrock Cove community, and would not apply to anywhere else in the County. There were no public comments received, and the agencies comments would not prohibit the proposed change. The application has been reviewed for compliance with SEPA, and a Determination of Non-Significance was issued. A Notice of Application was published in the newspaper of record. Staff found the application to be consistent with the goals and purposes of the Comprehensive Plan and Unified Development Code.

Staff is recommending approval of the proposal.

Mr. Dorsing comments that the letter from the association seemed to allude to the fact that something similar had taken place in the past.

Mr. Lawrence responds that there is already a Rimrock Cove specific setback standard for side and rear setbacks. It is shown as a footnote in the development standards.

Mr. Dorsing asks if this has been done in any other proposals in the past.

Mr. Lawrence replies there are some footnote specific setbacks for Desert Aire, and the Quincy Adult Recreation community.

The representative for the proposal has nothing further to add, and does not wish to speak.

Public Hearing Opened at 7:06 pm

There are no members of the public present to testify.

Public Hearing Closed at 7:07 pm

Mr. Dorsing asks if staff sees any danger in this setting precedent for future situations.

Mr. Lawrence explains he doesn't think so. Rimrock Cove is fairly unique in that it is almost exclusively park model RVs placed on very small lots. It has an internal private road system that is a one way circulation, and is not maintained or operated by Grant County Public Works.

There have been meetings on site with the fire marshal, and local fire district chief, and they felt that the 10' setback was a good compromise for the situation.

Mr. Dorsing moves to send a recommendation of approval for File #P 18-0072 to the Board of County Commissioners with the 6 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: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE RIMROCK COVE OWNERS' ASSOCIATION UNIFIED DEVELOPMENT CODE TEXT AMENDMENT BE APPROVED WITH THE 6 FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

Mr. Bailey introduces the second item to be heard.

PUBLIC HEARING – Carlile Development, LLC – File #P 18-0087 – Minor Rezone – of two parcels from Rural Residential 1 to Urban Residential 2.

Senior Planner, Tyler Lawrence, presents the Staff Report to the Planning Commission members along with the Agencies/Departments and public comments that have been received. Mr. Lawrence explains the proposal would make the zoning consistent with the land use designation that was established in 2006 by a previous landowner. Also, in 2006, the property was accepted into the City of Moses Lake's Urban Growth Area. The application has been reviewed for compliance with SEPA, and a Determination of Non-Significance was issued. A Notice of Application was published in the newspaper of record, and property owners within 300' were notified. One public comment in opposition to the application was received. There were not any agency comments received that would prohibit the proposed zone change from moving forward. In light of the public comment that was received, Staff wanted to make clear that this is a non-project action to simply make the zoning consistent with the land use designation, therefore project impacts have not been identified.

The proponent has nothing further to add, and does not wish to speak.

Public Hearing Opened at 7:14 pm

Rocky Cassiano, 5233 Mae Valley Road, Moses Lake. Is sworn in. Speaks in opposition of the proposal.

Mr. Cassiano has concerns regarding changing a rural area to an urban zone. He states it will increase the density to 10 plus people per acre, which is 5 times the density of Moses Lake. It would allow 51 residences, each with their own septic system, on approximately 13 acres. This is not practical with Mae Valley's high water table.

(Mr. Cassiano is not able to finish his presentation during his allotted time)

Shane Carlile, 4004 West Lakeshore Drive, Moses Lake, has been sworn in.

Mr. Carlile reports they are trying to develop 16 lots with 16 custom built homes, and 16 septic systems.

Public Hearing Closed 7:19 pm

To clarify, Mr. Bailey points out that the land use designation has been in place for approximately 12 years. If the land use designation is changed, the zoning is to be changed as well. Currently, the land use designation and zone changes are processed at the same time to avoid this type of situation. This is a non-project action, and is not related to any development.

Mr. Fuglie reiterates Mr. Bailey's points, and commends Staff for implementing the change in procedure.

Ms. Drader comments that she did find the water issues that will come in to play at the time of development interesting.

Mr. Fuglie moves to send a recommendation of approval to the Board of County Commissioners for Carlile Development, LLC, File #P 18-0087, Minor Rezone of two parcels from Rural Residential 1 to Urban Residential 2 with the 10 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: BLAIR FUGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE CARLILE DEVELOPMENT, LLC MINOR REZONE BE APPROVED.

WITH THE TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

TERRY DORSING SECONDS THE MOTION.

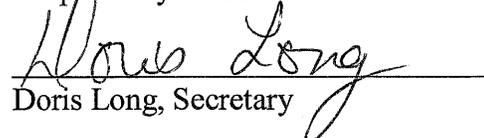
VOTED ON AND PASSES UNANIMOUSLY

Mr. Bailey explains to Mr. Cassiano that the Planning Commission was simply following the process. It was decided 12 years ago what was going to be done.

Development Services Director, Damien Hooper, reports there is a special meeting set for May 16th at 7:00 pm to hear the comments received from the State on the Comp. Plan update. Hopefully, during that time, a recommendation will be able to be made to the Board of County Commissioner.

Meeting adjourned at 7:25 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman