

**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

JUNE 27, 2019 @ 7:00 P.M.

2019 Attendance

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

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.

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?

Senior Planner, Tyler Lawrence, is presenting the seven 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.

P 19-0001 – Willson Harwood – George Area – Site Specific Land Use Re-designation from Urban Commercial to Suburban Residential and Zone Change from Urban Commercial 2 to Urban Residential 1 for an approximately 2.8 acre portion of a parcel.

Mr. Lawrence reports the portion of the property that the land use designation and zone change are being requested for does currently contain a residence.

There were no agency or public comments received.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code, as well as applicable criteria of approval of State law, and is recommending approval of the application with the nine Findings of Fact for the Comprehensive Plan Amendment and the ten Findings of Fact for the zone change.

The proponent had no additional information to add, and did not wish to speak.

Public Testimony Opened

There are no public comments.

Public Testimony Closed

The Planning Commission had no questions or comments.

Ms. Drader moves that the Comprehensive Plan Amendment, File P 19-0001, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact in the affirmative for the project.

Ms. Dawson seconds the motion.

The motion is voted on and passes unanimously.

Ms. Drader moves that the zone change, File P 19-0001, be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact in the affirmative for the project.

Ms. Dawson 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 WILLSON HARWOOD COMPREHENSIVE PLAN AMENDMENT - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: ANN DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE WILLSON HARWOOD ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0027 – Grant County Public Works Department – Rural Grant County – Establish a Mineral Resource Overlay in the Agriculture zone on an approximately 61 acre parcel.

Mr. Lawrence reports the property is currently undeveloped.

There was one agency comment, and one public comment received.

Staff recommends approval of the proposed mineral resource overlay.

Jeff Tincher, County Engineer, representing Grant County Public Works Department, 124 Enterprise Street SE, Ephrata, WA. Has been sworn in.

Mr. Tincher states they concur with staff's recommendation for approval.

Mr. Bailey asks about an old County pit located out in this general area.

Mr. Tincher points out on the map the location of the pit site, and explains that the pit is a lease pit with royalties. They have mined out everything that the Department of Natural resources permit allows. Instead of continuing with the royalties they have purchased the property.

Mr. Dorsing asks if the property is currently classified irrigated.

Mr. Tincher states it is classified, but it has never been farmed. The depths are anywhere from a couple inches to a foot before rock is hit. The area that is going to be mined is all scabland.

Mr. Lawrence indicates on the map where there is a significant elevation change.

Public Testimony Opened

Dave Melville, 1126 West Rain Road, Ruff, WA. Has been sworn in.

Mr. Melville explains he is a resident of the area. He lives within site of the proposed gravel pit, and is opposed to the project. He moved to the area in approximately 2008 partly because of the natural beauty of the area. There is a lot of wildlife activity in the exact spot where the gravel pit is being proposed. He doesn't consider it to be exactly a rural area because it is right in the community of Ruff. There are approximately 15 households within a mile of the site. They will all be affected by the noise, dust and the increase truck traffic. He refers to comments from the Washington State Department of Fish and Wildlife, which suggest there are some species of concern on the property, such as burrowing owls, ground squirrels and possibly clovia spotted frogs.

Mr. Dorsing asks Mr. Melville how close he lives to the pit, and if there are other types of wildlife he is concerned for.

Mr. Melville replies he lives one mile from the pit with nothing but open space between them. There is an incredible abundance of wildlife in the area such as white tail deer, mule deer, coyotes, rabbits and probably animals he hasn't seen. This is an area out in the middle of a rocky coulee that is unspoiled. It is a shame to spoil the area. Most of the time gravel pits are located alongside roadways.

Public Testimony Closed

Mr. Bailey asks Mr. Tincher back to the podium for questions.

Mr. Bailey asks when a gravel pit is developed, how active is it, and what would this pit serve.

Mr. Tincher answers the pit would serve the eastern part of the County mostly north of I-90, give or take a 10 mile radius around it. Normally a pit site has crushing activity once every 5 years for approximately a month. The pit would be used sporadically by the road district when gravel is needed. It is not going to be a commercial site, and the access will have a locked gate. Having rural pit sites is a benefit while serving out in the rural areas of the County.

Mr. Bailey asks if a permit from the Department of Natural Resources is obtained, and if it includes a reclamation plan.

Mr. Tincher replies they do get a permit from DNR, and they have to get a Conditional Use Permit. The DNR permit does include a reclamation plan.

Mr. Dorsing asks where the present pit is located that is being finished.

Mr. Tincher indicates on the map the location of the site, stating it is probably a quarter of a mile further out from the community of Ruff.

Mr. Bailey comments on a few things to consider, the pit will serve for a 100 years, the actual production of the material is only every 5 years, the crushing activity will not involve the entire site at any one time, there is a reclamation plan and there are a lot of gravel roads in that part of the County.

Mr. Tincher reports this is a big site. The pit is going to start out as a couple of acres in size, and expand from there. A ground squirrel survey was done prior to purchasing the property, and it came back ok.

Mr. Dorsing comments that he feels Mr. Melville's concern. He also moved into the area where he resides to enjoy the beauty and nature. There is now a feedlot in the area that they get to enjoy 24-7 that did not exist when he moved there. The County has purchased this property, laid the groundwork, and are eligible to do this. It is unfortunate that things like this happen sometimes.

Ms. Dawson moves that the Mineral Resource Overlay request, File P 19-0027, 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: CAROL DAWSON MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE GRANT COUNTY PUBLIC WORKS REQUEST TO ESTABLISH A MINERAL RESOURCE OVERLAY BE APPROVED WITH THE NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0046 – Allycat, LLC – Quincy Area – UGA Expansion Request, Site Specific Land Use Re-designation from Irrigated Agriculture to Urban Industrial and Zone Change from Agriculture to Urban Heavy Industrial. Mr. Lawrence reports the property is currently under Agricultural production, and is part of a Farm Unit. It does have irrigation water available, and the soil is classified as prime farmland.

Multiple public comments were received, as well as one agency comment.

Staff believes the application materials lacked any justification for removing the property from the resource land designation, and it does meet the criteria for the designation as a resource land as listed in the Grant County Comprehensive Plan. The application lacked any detail analysis showing that there is a need for additional industrial ground within the UGA of Quincy, or that there is currently a lack of industrial ground. There are sizable tracks of undeveloped industrial land on the east side of Quincy. For those reasons staff has recommended denial of the application.

Mr. Bailey asks about Quincy's comments.

Mr. Lawrence states Quincy is supportive of the application.

Mr. Dorsing asks about the location of the property.

Mr. Lawrence points out on the map the location of the property and the boundaries of the Quincy UGA.

Mr. Dorsing asks about the numbers and available properties in the UGA.

Mr. Lawrence replies, looking at the UGA as a whole, there is a significant quantity of undeveloped industrial lands in the UGA already. It may not be located on this side of town, but there is a significant amount.

Darryl Piercy, 312 Alpine Drive, Ellensburg, WA, representing Allycat, LLC. Has been sworn in.

Mr. Piercy provides a letter to staff and the Planning Commission, which will be entered into the record as exhibit #1 for the project. He states the letter is from the Port of Quincy in support of the proposal, and identifying the need for additional industrial land in the UGA.

Mr. Piercy reports, to the best of his knowledge, the existing available industrial land is all located in the eastern portion of the City of Quincy and UGA. None of this land has vital urban utility services available, and the prospect of providing utilities to most of this land is remote. There is land that is clearly not marketable, and is not something that anyone has identified an interest in pursuing for development.

He refers to the letter from the Port District, and states they feel there is a definite need for additional urban land that is zoned properly, and will allow for economic development. The subject property could easily be served by urban services once it is included in the UGA. The Port has no land available to market. In order to continue with the growth in employment and economic development, additional land needs to be found where companies want to locate, and can locate in a timeframe that meets their needs.

He directs the Planning Commission to the staff report, the application materials it contains, and the various supporting documents provided from the City of Quincy. As well as, the goals and policies of the Grant County Comprehensive Plan that have been identified supporting the proposal.

The staff report contains a number of comments that specifically say this would lead to significant impacts, not only from this proposal, but for future proposals that might occur as a result of this land being included in the UGA. Mr. Piercy states there is absolutely no basis to make that claim. He does not know of any significant impacts that would take place as a result of this project or any other future project.

He believes there has been significant, and sufficient changes to warrant a need for the expansion of the Urban Growth Area.

Mr. Piercy summarizes his presentation.
Discussion takes place.

David Lemon, 8824 Braeburn Loop, Yakima, WA, an owner of the property. Has been sworn in. Mr. Lemon explains he lived in the Columbia Basin for 35 years, and moved to Yakima a couple of years ago. He has owned the property for 17 years, and it used to be his home. The property is now leased out as farmland. It is considered to be heavy clotty dirt, in a low pocket and not desirable for fruit production. On the other side of the canal is all Microsoft, and where the utilities would be extended from.

Public Testimony Opened

Mary Gilman, 19107 Road 10.5 NW, Quincy, WA, representing the O'Donnell Family Properties, LLC. Has been sworn in.

Ms. Gilman explains she lives across road, and is concerned how the property is going to be developed. The property is good agriculture property. She knows of a large existing apple orchard that is less than a half of a mile away that was just sold for a good price. There are issues in the area with the PUD and Microsoft pulling all of the power, too many obstacles to changing the road, and they would like to retain their well. She is in opposition to the proposal, and would strongly agree with staff.

Michelle Green, with Jeffers, Danielson, 2600 Chester Kimm Road, Wenatchee, WA, an attorney representing John Stansell and Camille Morgan. Has been sworn in.

Ms. Green provides a comment letter to staff and the Planning Commission, which will be entered into the record as exhibit #1 for the project. The letter was emailed (and mailed) to staff earlier today, but she would like to have it as part of the record. Ms. Green points out the comments pertain to this application, as well as the next application to be heard.

Ms. Green directs the Planning Commission to the last page of the letter, which is a map of the proposal parcel and the surrounding area. She points out the location of the Stansell's property, which is adjacent to the RJK land parcel and one parcel over from the Allycat parcel.

Ms. Green states in her view the staff report was very thorough, and they agree with staff's recommendation. A significant aspect of the application involves the de-designation of resource lands. The proponent states in the application that no resource lands are a part of the request. The subject property is currently designated as irrigated agricultural resource land. There are a number of Findings that would have to be met in order to de-designate the property. The factors are not met in this case.

Ms. Green refers to WAC 365-190-040-050, which is related to the de-designation of resource lands. During the 2018 Comprehensive Plan update the status of resource lands was given an area wide consideration. At that time, this land did qualify as resource land, and maintained the designation. Since then there has been no changes in circumstances that would justify the removal. There are a number of factors that relate to what is appropriate for designation of resource land. There is not a single factor that justifies removal of the land.

- 1) One of the most significant factors is that the soil is classified as prime farmland. This factor alone is basis for denial of the application.
- 2) Factor: the land is not already characterized by urban growth. The land is currently in agricultural production, which justifies the resource land designation.
- 3) Factor: if the land is used, or capable of being used for agricultural production. This factor is currently being met.
- 4) Factor: the tax status and whether or not the land is enrolled in a current use tax assessment. This property is presently assessed as current use.
- 5) Factor: the availability of public facilities, including roads used in transporting agricultural products. The property is in close proximity of Highway 28, which is a highway road readily suitable to the delivery of agricultural products.
- 6) Factor: predominant parcel size. This parcel is approximately 60 acres. A desirable size for farming, for either tree fruit or a half crop circle.

- 7) Factor: intensity of nearby land uses. The properties to the north, west and east are entirely agricultural land. The expansion of the UGA, and removal of the resource land designation, would essentially create a peninsula that sticks out from the existing Urban Growth Area above the canal.
- 8) Factor: compatibility with agricultural practices. Adjacent lands are currently in agricultural production, intense industrial uses are not compatible with the surrounding agricultural uses.

The Comprehensive Plan states a clear policy to prohibit spot zoning of non-agricultural uses on designated agricultural lands. That is what would occur if this request were to be granted. The Comprehensive Plan and Growth Management Act recognized the need to preserve agricultural resource lands of long term commercial significance.

There are 2 conditions that must be present under Comprehensive Plan Policy UR-5.7 to allow expansion of the UGA.

- 1) There is insufficient land within the existing UGA to permit the urban growth that is forecast to occur in the succeeding 20 years.

The applicant implies that there is an immediate need, and the expansion of the utilities to non-developed properties within the UGA could possibly not happen for 10 or so years. The standard under the Comprehensive Plan for whether or not the UGA needs to be expanded is whether there is sufficient land within the UGA for growth forecasted in 20 years.

- 2) An overriding public interest is shown for moving the UGA boundary in order to gain a public benefit related to the public health, safety and welfare; or enabling more effective, efficient provision of sewer or water service.

The applicant hasn't identified any overriding public benefit to this site specific request. Also, an economic development cannot be considered when there is not any knowledge of what the proposed project may be. This request is a land use designation application. The ultimate project cannot be looked at, and therefore potential jobs cannot be considered.

Kent Karstetter, 6258 Road U.5 NW, Quincy, WA. Has been sworn in.

Mr. Karstetter explains he is a neighbor, and farms adjacent ground. The property is very accessible to utilities with easements already being in place for water, sewer and power, as well as an existing substation. With the property's location on the west side of Quincy the traffic will be kept away from town, and the schools. It is a great site for industrial activity. If the property was to be rezoned, the irrigation district said the irrigation water would be given back to the Bureau and reallocated. So farm ground may be being taken out, but it is also being replaced. The time to market this property is now.

Mr. Bailey asks Mr. Peircy to read the letter (exhibit #1) from Quincy Port Commissioner, Brian Kuest, in to the record.

John Stansell, 18511 Road 11 NW, Quincy, WA. Has been sworn in.

Mr. Stansell states that he would like to adopt all of the statements made by Ms. Green on his and his wife's, Camille Morgan, behalf. With the assumption that Microsoft intends to expand on to the subject parcel he explains that for 13 months he was employed as a security guard at the Sabey server farm. The building he was in was completed during his employment, and a second building was completed just after he left. One floor of the building was approximately the size of the courthouse and annex together. When the building was completed there were 18 people working on the one floor, which included 5 security guards. He is sharing this information to refute the claims that this proposal will bring in jobs.

Public Testimony Closed

Mr. Dorsing asks Mr. Karstetter where his farm is located in association to the subject property.

Mr. Karstetter points his property out on the map and the location of existing utilities. He explains that in the past he has been approached by several industries and other people about his property. The Port of Quincy

contacted him because they didn't have lands that were available to market, and that is why he is present tonight.

Darryl Piercy, representing the applicant, would like to comment in rebuttal to the testimony given in relationship to the two elements that were needed to meet the criteria in the Comprehensive Plan. He reports one was public benefit, and this project would provide substantial public benefit. It would provide for the efficiency of use of current existing utilities. Expanding the utilities in the most economical method, and providing them for economic development. Secondly it does meet the criteria because the public benefit of economic development is inherent by having the project come forward into the Urban Growth area. Whether it is 18 jobs or 1800 jobs, those jobs are important. To suggest that there is no public benefit associated with this inclusion in to the Urban Growth Area simply is not true.

Mr. Bailey cautions that the issue of the efficiency of providing utilities is not what is being discussed. They are hearing a non-project action to re-designate and rezone. A project is not part of the application, and as such the cost of the development is immaterial.

Mr. Dorsing comments the Planning Commission is left in charge to protect the other industries within the County and the people of it. They have addressed this before, and have left plenty of ground for growth. Quincy has had a tremendous amount of growth, and ground is available for additional growth. It may not be as easy, but that is their choice to go that direction.

Mr. Dorsing moves to recommend that the Urban Growth Area Expansion and the Comprehensive Plan Amendment, File P 19-0046, be sent to the County Commissioners with a recommendation of denial with the nine Findings of Fact in the negative for the project.

Ms. Dawson seconds the motion.

The motion is voted on and passes unanimously.

In the event that the Board of County Commissioners should approve the Urban Growth Area Expansion and the Comprehensive Plan Amendment, Mr. Dorsing moves to recommend that the zone change, File P 19-0046, be sent to the County Commissioners with a recommendation of denial with the ten Findings of Fact in the negative for the project.

Ms. Dawson 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 ALLYCAT, LLC URBAN GROWTH AREA EXPANSION AND COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE DENIED WITH NINE FINDINGS OF FACT IN THE NEGATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE ALLYCAT, LLC ZONE CHANGE BE DENIED WITH TEN FINDINGS OF FACT IN THE NEGATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0048 – RJK Land Company, LLC – Quincy Area – UGA Expansion Request, Site Specific Land Use Re-designation from Irrigated Agriculture to Urban Industrial and Zone Change from Agriculture to Urban Heavy Industrial.

Mr. Lawrence reports this application is the same as the previous.

Multiple public comments were received as well as one agency comment.

The property is currently under Agricultural production, and is part of a Farm Unit. It does have irrigation water available and the soil is classified as prime farmland.

Staff believes the application materials lacked any justification for removing the property from the resource land designation, and that it does meet the criteria for the designation as a resource land as listed in the Grant County Comprehensive Plan. The application lacked any detail analysis showing that there is a need for additional industrial ground within the UGA of Quincy, or that there is currently a lack of industrial ground. There are sizable tracks of undeveloped industrial land on the east side of Quincy. For those reasons staff has recommended denial of the application.

Darryl Piercy, 312 Alpine Drive, Ellensburg, WA, representing RJK Land Company, LLC. Has been sworn in. Mr. Piercy states he would like to include, by reference, his testimony of the previous application.

In response to a comment made during the previous project he states though they provide, and set goals for a 20 year planning period, the first 10 years is not ignored in that planning period. Even though land is allocated for a 20 year period, if it is not available, developable or economical it really is not part of the 20 year plan. It is a long range plan, but for the immediate need it can't be ignored. The Plan should have addressed this, it did not, so this is an opportunity to correct it. There is land that is currently available, efficient to provide services to, there is a demonstrated need, has the support of the City and it has support of the Port District.

Kent Karstetter 6258 Road U.5 NW, Quincy, WA, proponent. Has been sworn in.

Mr. Karstetter states his testimony is the same. He has been approached by several people, and evidently they feel there is a need, but due to the zoning it isn't available. That is why he is here.

The Planning Commission has no questions or comments.

Public Testimony Opened

Michelle Green, with Jeffers, Danielson, 2600 Chester Kimm Road, Wenatchee, WA, an attorney representing John Stansell and Camille Morgan. Has been sworn in.

Ms. Green states she would like to incorporate her prior testimony from the previous application in to the record for this application, as well as a copy of her June 27, 2019 letter to the Planning Department and Planning Commission.

Her additional comment, for purposes of this application, is if there is in fact a need for additional land in the UGA; if the existing undeveloped land within the UGA has utility issues, the County should be looking at that as an area wide analysis, as opposed to a site specific spot zoning type of application. She does not think there is sufficient evidence in the record to indicate that there is not sufficient land within the existing UGA available for development that meets the 20 year plan as required under the Comp Plan.

Public Testimony Closed

The concerns of the Planning Commission remain the same for this project as the previous project.

Mr. Dorsing moves to recommend that the Urban Growth Area Expansion and the Comprehensive Plan Amendment, File P 19-0048, be sent to the County Commissioners with a recommendation of denial with the nine Findings of Fact in the negative for the project.

Ms. Dawson seconds the motion.

The motion is voted on and passes unanimously.

In the event that the Board of County Commissioners should approve the Urban Growth Area Expansion and the Comprehensive Plan Amendment, Mr. Dorsing moves to recommend that the zone change, File P 19-0048, be sent to the County Commissioners with a recommendation of denial with the ten Findings of Fact in the negative 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 RJK LAND COMPANY, LLC URBAN GROWTH AREA EXPANSION AND COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE DENIED WITH NINE FINDINGS OF FACT IN THE NEGATIVE FOR THE PROJECT.
CAROL DAWSON SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY**

**ACTION: TERRY DORSING MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE RJK LAND COMPANY, LLC ZONE CHANGE BE DENIED WITH TEN FINDINGS OF FACT IN THE NEGATIVE FOR THE PROJECT.
ANN DRADER SECONDS THE MOTION.
VOTED ON AND PASSES UNANIMOUSLY**

P 19-0050 – FW Development Company – Ephrata Area – UGA Expansion Request, Site Specific Land Use Re-designation from Rural Residential 1, to Residential Low Density and Zone Change from Rural Residential 1 to Urban Residential 2 for an approximately 26 acre parcel.

Mr. Lawrence reports there were no public comments received.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code. Based on the Residential Land Capacity Analysis, that was completed as part of the 2018 Comprehensive Plan update, the Ephrata UGA was found to need an additional approximately 220 acres to accommodate the anticipated growth over the 20 year planning period. Therefore, staff is recommending approval of the application with the nine Findings of Fact for the Comprehensive Plan Amendment and the ten Findings of Fact for the zone change.

James Forrest, representing FW Development Company, 705 Maringo Road, Ephrata, WA. Has been sworn in. Mr. Forrest states that he doesn't have much to add. He lives next to the property. This seems to work and all in all it is a good deal.

The Commissioners have no questions or comments.

Public Testimony Opened

There are no public comments.

Public Testimony Closed

Ms. Drader moves to recommend that the Urban Growth Area Expansion and the Comprehensive Plan Amendment, File P 19-0050, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact

Mr. Dorsing seconds the motion.

The motion is voted on and passes unanimously.

Ms. Drader moves to recommend that the zone change, File P 19-0050, be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact

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 FW DEVELOPMENT COMPANY URBAN GROWTH AREA EXPANSION AND COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT. TERRY DORSING SECONDS THE MOTION. VOTED ON AND PASSES UNANIMOUSLY

ACTION: ANN DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE FW DEVELOPMENT COMPANY ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT. TERRY DORSING SECONDS THE MOTION. VOTED ON AND PASSES UNANIMOUSLY

P 19-0055 – Hintz Land, LLC – Rural George Area – Site Specific Land Use Re-designation from Rural Residential 1, to Irrigated Agriculture and Zone Change from Rural Residential 1 to Agriculture for an approximately 152 acre parcel. Mr. Lawrence reports there were no agency, or public comments received. Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code, as well as applicable criteria of approval, and is recommending approval of the application with the nine Findings of Fact for the Comprehensive Plan Amendment and the ten Findings of Fact for the zone change.

Larry Angel, Columbia NW Engineering, 249 North Elder Street, Moses Lake, WA, representing Hintz Land LLC. Has been sworn in.

Mr. Angel states they respectfully request, as recommended by staff, a recommendation of approval for the amendment and zone change. He would be happy to answer any questions the Planning Commission may have.

The Planning Commission has no questions or comments.

Public Testimony Opened

There are no public comments

Public Testimony Closed

Mr. Dorsing comments it looks like a good project.

Ms. Dawson moves to recommend that the Comprehensive Plan Amendment, File P 19-0055, be sent to the County Commissioners with a recommendation of approval 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.

Ms. Dawson moves to recommend that the zone change, File P 19-0055, 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: CAROL DAWSON MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE HINTZ LAND, LLC COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT. TERRY DORSING SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: CAROL DAWSON MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE HINTZ LAND, LLC ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT. ANN DRADER SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

P 19-0065 – Row Crop, LLC – Moses Lake Area – UGA Expansion Request, Site Specific Land Use Re-designation from Rural Urban Reserve, to Urban Commercial and Zone Change from Rural Urban Reserve, to Urban Commercial 2 for an approximately 61 acre parcel .

Mr. Lawrence reports there were a few agency comments received, but no public comments.

Staff reviewed the application for compliance with the Grant County Comprehensive Plan and Unified Development Code, and is recommending denial of the application. This recommendation is consistent with the other UGA expansion recommendations due to the current size of the Moses Lake UGA. There was not enough justification provided to substantiate the increase. Staff indicates the location of the proposal on the land use designation map.

There is discussion related to location, access and property shape.

Jerry Benson, 1550 Pilgrim Street, Moses Lake, WA, representing Row Crop LLC. Has been sworn in.

Mr. Benson provides a map to staff and the Planning Commission, which will be entered into the record as exhibit #1 for the project, and a letter of support from the City of Moses Lake, which will be entered into the record as exhibit #2.

Mr. Benson refers to the map, and explains a railroad is going to be constructed through the middle of the property. He farms in three Counties, so he is not anti-agriculture and pro-development, but the railroad complicates matters. He points out the gravel pits located nearby the property, and explains the ground is not good farm ground. The change he is requesting is consistent with what is happening in the area.

Public Testimony Opened

There are no public comments.

Public Testimony Closed

Ms. Drader comments that the proposal seems to have merit. There is commercial and industrial activity in the area.

There is discussion regarding how the siting of the railroad could affect the existing land use designations along the Wheeler area, and the use of the land in the future.

Ms. Drader moves to recommend that the UGA Expansion and Comprehensive Plan Amendment, File P 19-0065, be sent to the County Commissioners with a recommendation of approval with the nine Findings of Fact in the affirmative for the project.

Ms. Dawson seconds the motion.

The motion is voted on and passes unanimously.

Ms. Drader moves to recommend that the zone change, File P 19-0065, be sent to the County Commissioners with a recommendation of approval with the ten Findings of Fact in the affirmative for the project.

Ms. Dawson 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 ROW CROP, LLC UGA EXPANSION AND COMPREHENSIVE PLAN - LAND USE RE-DESIGNATION BE APPROVED WITH NINE FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

ACTION: ANN DRADER MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE ROW CROP, LLC ZONE CHANGE BE APPROVED WITH TEN FINDINGS OF FACT IN THE AFFIRMATIVE FOR THE PROJECT.

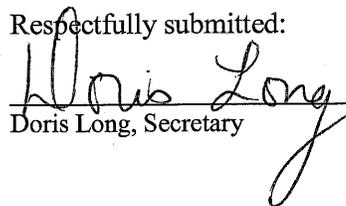
CAROL DAWSON SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

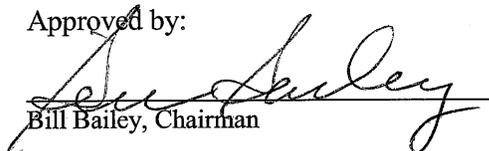
Mr. Hooper explains the Comp Plan Amendment/zone change applications will be heard by the Board of County Commissioners on July 29th. He asks if the Planning Commission would consider having a telephonic hearing on August 7th at 7:00 PM, which would be the typical meeting date and time. During the hearing staff could report on the actions taken by the County Commissioners. Also, a formal motion to sign the minutes could be made, allowing signature to take place without having to wait until the Commission meets again. The Planning Commission agrees to the telephonic hearing on Wednesday, August 7th, at 7:00 PM.

Meeting adjourned at 9:04 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman