

MINUTES

GRANT COUNTY BOARD OF COMMISSIONERS

MONDAY, AUGUST 23, 2010:

The Grant County Commissioners session was called to order at 8:30 a.m. with all the Commissioners in attendance with the Clerk of the Board.

8:30 a.m. - 8:50 a.m. Elected Official Roundtable Discussion

9:00 a.m. - 9:50 a.m. J Strickler, ASC Update/Misc. BOCC Action

A motion was made by Commissioner Stevens, seconded by Commissioner Swartz, to approve items 1 through 5 on the ASC Agenda as listed below. The motion passed unanimously.

1. Memorandum of Understanding between Grant County, by and between Grant Mental Healthcare, and the Moses Lake School District to fill the position of Supported Employment Specialist for the Employment SEARCH program from August 18, 2010 through June 14, 2011. **(Approved)**
2. Community Mobilization Interagency Agreement Amendment No. Mo8-66100-113C, between Grant County, by and between PARC, and the Washington State Department of Commerce. This is for a Community Mobilization Program grant increase in the amount of \$33,049.00. **(Approved)**
3. Request from Big Bend Community College for their 2010 payment in the amount of \$140,000.00, for the ATEC College expansion bond. **(Approved)**
4. Application for License renewal between Grant County, Grant Mental Healthcare, and the Washington State Department of Social and Health Services for community mental health services. The License expires September 24, 2010. **(Approved)**

10:00 a.m. - 10:20 a.m. Commissioners Office Safety Meeting

10:30 a.m. - 10:45 a.m. Public Comment Period

No public attended this meeting

11:00 a.m. - 11:50 a.m. Budget and Finance Update

12:00 p.m. - 1:00 p.m. C Carter and C Swartz at Washington State Secretary of Health Mary Selecky visit with Grant County Health District (Blue Flame Restaurant, Ephrata)

1:30 p.m. - 1:50 p.m. S Davis, Insurance Claims Update **CANCELLED**

2:00 p.m. - 2:50 p.m. T Hechler, Human Resources Update

3:00 p.m. - 3:50 p.m. S Mynar, ADDS Proposal to Subcontract with Grant County

4:00 p.m. - 4:15 p.m. B Smith, District Court Letter of Support to Hire Additional Judge

4:15 p.m. - 4:45 p.m. S Kelly, Pacific Power, Pomona Powerline ROW

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MISCELLANEOUS ITEMS

The Chair of the Board was authorized to sign the Brian O'Shea (Brian O'Shea Short Plat) File #09-5255-01 Final Plat Submission and Review.

As there was no further business to come before the Board the session was continued until August 24, 2010.

TUESDAY, AUGUST 24, 2010:

The session was continued at 9:00 am with all the Commissioners in attendance with the Clerk of the Board.

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| 9:00 a.m. – 9:20 a.m. | C Carter, Auditors Entrance Meeting |
| 9:30 a.m. – 9:50 a.m. | R DeChenne, GrIS Maintenance Service |
| 10:30 a.m. – 10:50 a.m. | D Nelson, Fireworks in Grant County |
| 12:00 p.m. – 1:00 p.m. | BOCC at Job Corps Community Relations Council Luncheon (Job Corps, Moses Lake) |
| 1:00 p.m. – 2:30 p.m. | C Carter at Job Corps Relations 45 th Anniversary Program (Job Corps, Moses Lake) |
| 1:30 p.m. – 2:20 p.m. | D Pohle, Public Works Update |
| | <ol style="list-style-type: none">1. Resolution to increase ER&R Budget by \$35,100.00 for the purchase of a Cat D-6 Dozer. Resolution No. 10-066-CC2. Resolution to increase the Solid Waste budget by \$35,100.00 for the purchase of a Cat D-6 Dozer. Resolution No. 10-065-CC |
| 2:30 p.m. – 3:20 p.m. | A Lee, Prosecuting Attorney's Office Update |
| 3:30 p.m. – 3:45 p.m. | Consent Agenda (items 1 through 8) |

A motion was made by Commissioner Stevens, seconded by Commissioner Swartz, to approve items 1 through 8 on the Work Session agenda. The motion passed with 2 Commissioners in attendance.

COMMISSIONERS OFFICE

1. Commissioners Office Vouchers / Warrants (**Approved**)
2. Commissioners August 2 and 9, 2010 Minutes (**Approved**)
3. Special Occasion License application for the Boys & Girls Club of the Columbia Basin, 410 W 3rd Ave., Moses Lake, WA 98837, from the Washington State Liquor Control Board (**Approved**)

GRANT INTEGRATED SERVICES

4. Request for the emergency purchase of a phone system in the approx. amount of \$22,000.00. The system will be shared amongst all 4 GrIS programs. (**Approved**)

5. Out of state travel for Suzi Fode, Azucena Deering, Debbie Carlos, and Becky Garcia to attend an Arte Sana conference in Dallas, TX from October 30 through November 3, 2010. This is part of their DV Rural Grant. **(Approved)**

ACCOUNTING DEPARTMENT

6. Request for budget transfer from Current Expense to the Fairgrounds in the amount of \$100,000.00. **(Approved)**

EMERGENCY MANAGEMENT

7. Request to purchase miscellaneous equipment (air conditioner, badging equipment, radios, transmitters) in the amount of \$79,213.98, using E09-131 Homeland Security Grant Equipment funds. **(Approved)**
8. Request to purchase miscellaneous items (Incident Command System Pocket Guides, 1 year maintenance agreement for the badging and scanners, Kenwood radios) in the amount of \$40,244.52 using E10-187 Homeland Security Grant funds. **(Approved)**

3:30 p.m. – 5:00 p.m.

C Carter at Wahluke Open House / Meeting of New Superintendent (Wahluke HS)

MISCELLANEOUS ITEMS

As of this date, the Board, by a majority vote, does approve for payment those vouchers certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified by the auditing officer as required by RCW 42.24.090, in the amounts of \$625,221.48 and \$601,852.67 as recorded on a listing and made available to the Board.

The Commissioners approved and signed a Payables Transaction Edit List in the amount of \$15,946.76.

The Chair of the Board was authorized to sign a Title VI (Appendix 28.77) Compliance Review Questionnaire for Local Agencies from the Washington State Department of Transportation.

As there was no further business to come before the Board the session was continued until August 25, 2010.

WEDNESDAY, AUGUST 25, 2010:

The session was continued at 9:30 am with all the Commissioners in attendance with the Clerk of the Board.

9:30 a.m. – 10:20 a.m.

G Baker, Technology Services Update

10:30 a.m. – 10:50 a.m.

F De Trolio, Sheriff's Office Update

11:00 a.m. – 11:20 a.m.

K Allen, Clerk's Office Update

11:30 a.m. – 12:00 p.m.

C Carter, Finance Committee Meeting

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- 12:00 p.m. – 1:00 p.m. C Swartz at Big Bend Economic Development Council (Boys & Girls Club, 3rd Ave., Moses Lake)
- 1:00 p.m. – 3:00 p.m. C Swartz at Homeless Task Force Meeting (ATEC)
- 4:00 p.m. – 4:10 p.m. Deadline for Museum Bids for Maintenance Department

The following bids were received:

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|--------------------------|---|
| 1. Mills Contractor | \$402,648.15 |
| 2. Ginno Construction | \$475,000.00 (excluding sales tax) |
| 3. Desert Development | \$379,652.00 |
| 4. KOP Construction Co. | \$416,932.00 (excluding sales tax) |
| 5. H&H Steel Buildings | \$305,179.00 (Eagle Rigid Span (excluding sales tax)) |
| 6. H&H Steel Buildings | \$210,078.00 (Standard Stick Frame (excluding sales tax)) |
| 7. Meridian Construction | \$398,822.00 |
| 8. Advanced Excavation | \$346,600.00 (excluding sales tax) |
| 9. Halme Builders | \$450,000.00 (excluding sales tax) |

A motion was made by Commissioner Stevens, seconded by Commissioner Carter, to turn over the bids to Maintenance for their review and recommendation. The motion passed with 2 Commissioners in attendance.

- 4:45 p.m. – 5:00 p.m. Commissioners at DUI/Drug Court Graduation (DC Room 1)

MISCELLANEOUS ITEMS

As of this date, the Board, by a majority vote, does approve for payment those vouchers certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified by the auditing officer as required by RCW 42.24.090, in the amount of \$150,025.92 as recorded on a listing and made available to the Board.

As there was no further business to come before the Board the session was continued until August 26, 2010.

THURSDAY, AUGUST 26, 2010:

- 10:00 a.m. – 3:00 p.m. 2010 Comprehensive Plan Amendment Hearings

Agenda

- 1) 10-5420 – Tim & Cindy Ray-Lakeview Park UGA Boundary, Designation Change and Minor Zone Change
- 2) 10-5419 – Base Group Enterprises-Royal City UGA Boundary, Designation Change, and Minor Zone Change
- 3) 10-5433 – Don Garrison & Anthony Gonzalez-George UGA Boundary withdrawal, Designation Change and Minor Zone Change
- 4) 10-5422 – Kevin (Bob) Tatum-Moses Lake Area, Urban Designation Change and Minor Zone Change
- 5) 10-5428 – AmeriCold Corporation-Moses Lake UGA Boundary, Designation Change
- 6) 10-5429 – National Frozen Foods-Moses Lake UGA Boundary, Designation Change
- 7) 10-5432 – Jay Johns-Soap Lake Area, Rural Designation Change and Minor Zone Change
- 8) 10-5434 – Grant County/Vic Jansen-Wheeler Area, Rural Designation Change and Minor Zone Change
- 9) 10-5423 – Harold E. Schempp-Ephrata Area, Rural Designation Change and Minor Zone Change
- 10) 10-5424 – Arla Mae Deycous-Ephrata UGA Area, Urban Designation Change and Minor Zone Change

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- 11) 10-5425 – James M. Harmon & Jorge Jimenez-Mattawa UGA Area, Urban Designation Change and Minor Zone Change
- 12) 10-5426 – William M. & Elaine M. Hill-Trinidad Area, Rural Designation Change and Minor Zone Change
- 13) 10-5427 – Jay Looker-Warden Area, Rural Designation Change from and Minor Zone Change
- 14) 10-5421 – Shang-Wei Chang-Ephrata UGA Boundary change, Designation Change
- 15) 10-5430 – W. Ron & Pamela M. Baker-Moses Lake Area, Designation Change and Minor Zone Change

1) Tim and Cindy Ray, File #10-5420

The subject area is approximately 20.44 acres in size with a Comprehensive Plan Land Use Designation of "Irrigated Agriculture". The applicant has submitted an application requesting the subject property be included within the boundary of the unincorporated Lakeview Park Urban Growth Area (UGA), a site specific land use re-designation to "Residential, Low Density" along with a Zone Change from Agriculture to Urban Residential - 2

LOCATION:

The subject area is generally located west of Fairway Drive NW and east of Rd A.5 NW and borders the west side of the Lakeview UGA. The parcel is a portion of Farm Unit 66, Block 70 all located in Section 26, Township 22 N., Range 26 E.W.M., (parcel # 20-0066-000).

The Planning Commission conducted an open record hearing for this application on July 15, 2010. At their hearing the Commission voted unanimously to recommend denial of the Urban Growth Boundary amendment request and unanimously to approve the amended site-specific land use re-designation request from Agriculture to Rural Residential -1.

Cindy Ray, proponent, has spoken with the Dept of Ecology and the Bureau of Reclamation about their water issues. They are requesting Urban Residential – Low Density, this matches the designation of the neighbors. Commissioner Stevens stated that clustering is a possibility.

Discussion ensued.

Gerald James, Lakeview Resident, discussed 1998 Resolutions adopted by the County and a Lakeview article of incorporation. The Lakeview citizens are concerned about the water usage the new housing would cause.

Jeff Powell spoke of his water and septic concerns.

Commissioner moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and deny the UGA incorporation as presented, recognizing the 12 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the minor zone change as presented, recognizing the 10 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

2) Base Group Enterprises, File #10-5419

The subject site is comprised of approximately 3.14± acre parcel with a Comprehensive Plan Land Use Designation of "Irrigated (Agriculture)". The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Commercial (Urban)" along with an application for a Minor rezone from Agriculture to Urban Commercial – 2. The parcel is currently not located within any Urban Growth Area.

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LOCATION:

The subject parcel is located at the intersection of SR-26 and Road "E" SW, 13412 Rd "E" SW, Royal City, WA, Farm Unit 128 Block 85 and is located in a portion of S 7/8, T 16 N, R 26 E, WM, Grant County, WA. (Parcel #21-0770-001) The subject parcel is bisected by E Road SW with a triangular area located on the northeast side of E Road SW and the other portion of the parcel located on the northwest side of E Road SW.

Larry Angel discussed the project.

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 12 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

3) DAR Investments, LLC (Don Garrison and Anthony Gonzalez), File #10-5433

The subject site is comprised of approximately 152.94 acre parcel with a Comprehensive Plan Land Use Designation of "Residential - Suburban".

The applicant has submitted an Urban Growth Boundary withdrawal request from the City of George along with a Site Specific Land Use Re-designation application requesting the subject property be re-designated from "Residential - Suburban to Rural Residential - 1". Lastly, an application for a Minor rezone from Agriculture to Rural Residential - 1.

LOCATION:

The subject area consists of a 152.94 acre parcel located within the UGA boundary of the City of George. The parcel is located near the intersection of Beverly-Burke Road and Road 1 NW; and is in a portion of S. 31, T. 19 N., R. 24 E. WM, Grant County WA (Parcel #15-1107-000)

CITY OF GEORGE REVIEW:

Pursuant to GCC 25.12.030(b), the City of George initiated this application on or before March 31, 2010. After consideration of the UGA amendment request, the City issued on March 16, 2010 Resolution No. 2010-234 in support of the application for withdrawal of this parcel from the City of George's Urban Growth Area. Incorporated within the resolution the City of George provided the following justifications for withdrawal of this site from their UGA:

1. The council finds that the DAR Investment LLC application is consistent with the Goals and Policies of the City of George Comprehensive Plan.
2. The Council finds that if said application was approved by Grant County the City of George has sufficient land capacity to accommodate the population allocation as established by Grant County for the 20 year planning period.

Commissioner Swartz moved to close the public comment portion of this hearing, Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 9 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

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Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

4) Bob Tatum, File #10-5422

The subject site is comprised of an approximately 5 acres portion of a 30.44 acre parcel with a Comprehensive Plan Land Use Designation of "Residential Med. Density".

The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Urban Commercial" along with an application for a Minor Rezone from Urban Residential - 3 to Urban Commercial - 1. The parcel is located within the Moses Lake Urban Growth Area.

LOCATION:

The subject area is located north of the city limits of Moses Lake between Miller Rd NE & Rd I NE, the southwest quarter of S 03, T 19 N, R 28 E, WM, Grant County, WA. (Assessor Parcel # 17-0143-000) The subject area is a triangular area located in the southwest portion of the parcel. The area is bisected by Loring Road and bordered on the eastern side by the railroad.

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 9 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

5) Americold Corporation, File #10-5428

The subject site is comprised of two parcels approximately 37 acres in size with a Comprehensive Plan Land Use Designation of "Irrigated (Agriculture)". The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Industrial (Urban)". There was no Minor Zone Change submitted with this application. The parcel is currently not located within any Urban Growth Area.

LOCATION:

The subject parcel is located at 3245 Road "N" NE, Moses Lake, WA, Farm Unit 81 Block 41 and is located in a portion of S 16, T 19 N, R 29 E, WM, Grant County, WA (Parcel #31-1849-000 & 19-0469-000).

Scott Nolan, representing Americold Corporation, discussed the project.

Commissioner Swartz moved to close the public comment portion of this hearing, Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 12 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

6) National Frozen Foods Corp, File #10-5429

The subject site is comprised of one (1) parcel approximately three (3) acres in size with a Comprehensive Plan Land Use Designation of "Agriculture Resource (Irrigated)". The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Industrial (Urban)". There was no Minor Zone Change submitted with this application. The parcel is currently not located within any Urban Growth Area.

LOCATION:

The subject parcel is located at 14406 Road 3 NE, Moses Lake, WA, Farm Unit 81, and Block 41 that are located in a portion of S 16, T 19 N, R 29 E, WM, Grant County, WA. (Parcel #19-0471-002)

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 12 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

7) Jay Johns, File #10-5432

The subject site is comprised of approximately 36.8± acre parcel with a Comprehensive Plan Land Use Designation of "Agriculture Resource (Irrigated)". The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Rural Residential 1" along with an application for a Minor rezone from Agriculture to Rural Residential 1. The parcel is currently not located within any Urban Growth Area.

LOCATION:

The subject parcel is located at 17691 Road B.5 NE, Soap Lake, WA 98851 and is located in a portion of S 4, T 21 N, R 27 E, WM, Grant County, WA. (Parcel #31-2730-000).

Todd Lolkus, agent representing proponent, discussed the project.

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 12 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

8) Grant County and Vic and Kristi Jansen, File #10-5434

The subject property consists of approximately 61.98 acre parcel with a split Comprehensive Plan Land Use Designation. The west half of the parcel has a designation of Rural Industrial and the east half has a designation of "Agricultural Resource" (irrigated). The applicants has submitted an application requesting a Site Specific Land Use Re-designation of the east half to "Rural Industrial" along with a Zone Change application requesting the zoning change for the entire parcel from Agriculture to Rural Heavy Industrial.

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LOCATION:

The subject property is located on the north side of Wheeler Road between JR Simplot Company and the Wheeler community. The proposed site is located in a portion of S 16, T 19 N, R 26 E, WM, Grant County, WA. (Parcel # 19-0472-000)

Leslie Griggs, representing Vic Jansen, was there to answer any questions.

Commissioner Swartz moved to close the public comment portion of this hearing, Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 12 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

9) Harold E. Schempp, File #10-5423

The subject site is comprised of two parcels, approximately 80 acres in size with a Comprehensive Plan Land Use Designation of "Agriculture Resource (Dry land)".

The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Rural Remote" along with an application for a Minor rezone from Agriculture to Rural Remote. The parcel is currently not located within any Urban Growth Area.

LOCATION:

The subject parcel is located at the intersection of Sagebrush Flats Road and Johnson Canyon Road, approximately 2.5 miles west of Ephrata and is located in a portion of S 7, T 21 N, R 26 E, WM, Grant County, WA (Parcel #14-1347-501 & 14-1347-502).

Mr. Schempp discussed his project.

Commissioner Swartz excused herself from the hearings to conduct other county business.

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 12 Findings of Fact. Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

10) Arla Mae Deycous, File #10-5424

The subject site is comprised of a parcel totaling approximately 10.9 acres with a Comprehensive Plan Land Use Designation of "Residential Low Density".

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The applicant has submitted an application requesting the subject property be re-designated to "Urban Commercial" along with a Zone Change application requesting the zoning change from Urban Residential - 2 to Urban Commercial - 2.

LOCATION:

The subject area is located in the northwest quarter of S 22, T 21 N, R 26 E, WM, Grant County, WA. The area is located within the City of Ephrata's Urban Growth Area. The parcel is bordered on the north by Orchard Ave SE, on the west by A St. SE and on the South by SR 282. Assessor's Parcel #31-3109-000

Frederick Slough, representing the proponent, discussed the project. Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 9 Findings of Fact. Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance

11) James M. Harmon and Jorge Jimenez, File #10-5425

The subject site is comprised of approximately a six (6) acre parcel with a Comprehensive Plan Land Use Designation of "Residential Medium Density. The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Industrial (Urban)" along with an application for a Minor rezone from "Urban Residential 3" to "Urban Heavy Industrial". The parcel is currently located within the Mattawa Urban Growth Area.

LOCATION:

The subject parcel is located at 24397 Broadway Avenue, Mattawa, WA and is located in a portion of S 2, T 14 N, R 23 E, WM, Grant County, WA. Parcel #15-0054-007 & 15-0054-008

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 9 Findings of Fact. Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Carter seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Swartz returned to the hearings.

12) William M. Hill and Elaine M. Hill, File #10-5426

The subject property consists of several small parcels totaling approximately 200-acres with a Comprehensive Plan Land Use Designation of "Agricultural Resource" (Dryland) and Rural Remote.

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The applicants have submitted an application requesting a Site Specific Land Use Re-designation to "Rural Residential 1" along with a Zone Change application requesting the zoning change from Ag & Rural Remote to Rural Residential – 1.

LOCATION:

The subject property is located as part of the New Town Trinidad Plat located just east of Douglas County and bordered on the north side by SR 26. The proposed site is located in a portion of S 7, T 20 N, R 23 E, WM, Grant County, WA. The proposed parcels are as follows: W Hill: Parcels #05-0670-000, 05-0684-005, 05-0688-000, 05-0686-001, 05-0713-000, 05-0715-000, 05-0737-000, 05-0734-000, 05-0737-001, 05-0741-000, 05-0748-000, 05-0750-000, 05-0750-010, 05-0769-028, 05-0768-000, 05-0767-004, 05-0775-000, 05-0772-002, 05-0774-000, 05-0777-000, 05-0764-000; O. French: 05-0687-000; J. Joy: 05-0763-000; D. Melburn: 05-0747-000

The Planning Commission conducted an open record hearing for this application on July 21, 2010. At their hearing the Commission voted unanimously to recommend approval of the Comprehensive Plan Designation change along with a recommendation to consider changing the designation of all of the land within the boundary of this proposal to a land use designation of Rural Residential – 1.

The Planning Commission conducted an open record hearing for Minor Zone Change on July 21, 2010. At the hearing no members of the public spoke for or against this proposal. Planning Commission made a recommendation to approve the proposed Minor Zone change from Agriculture and Rural Remote to Rural Residential – 1 also included was a recommendation to include all of the parcels within the application boundary. The motion passed with one vote in opposition.

Larry Angel, representing the proponent, discussed the project.

Commissioner Swartz moved to close the public comment portion of this hearing, Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Designation change as presented, recognizing the 13 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 11 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

LUNCH BREAK

13) Jay Looker, File #10-5427

The subject site is comprised of four parcels, approximately 120.96 acres in size with a Comprehensive Plan Land Use Designation of "Agriculture Resource (Irrigated)". The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Rural Commercial" along with an application for a Minor rezone from Agriculture to Rural Recreational Commercial. The parcel is currently not located within any Urban Growth Area.

LOCATION:

The subject parcel is located at 10400 Sage Hills Road SE, Warden, Farm Unit 205 Block 44, in a portion of S 26, T 17 N, R 29 E, WM, Grant County, WA (Parcel #18-0039-000, 18-0036-000, 19-1412-000 & 19-1413-001).

Larry Angel, agent for the proponent, discussed the project.

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Commissioner Swartz moved to close the public comment portion of this hearing, Commissioner Stevens seconded and the motion passed with 2 Commissioners in attendance.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation application as presented, recognizing the 12 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Minor Zone Change application as presented, recognizing the 10 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

14) Shang-Wei Chang, File #10-5421

The subject site is comprised of one (1) parcel approximately 247.4 acres in size with a Comprehensive Plan Land Use Designation of "Rural Remote. The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Commercial (Urban)". There was no Minor Zone Change submitted with this application. The parcel is currently not located within any Urban Growth Area.

LOCATION:

The subject parcel is located on the North side of SR 282 and in a portion of S 25, T 21 N, R 26 E, WM, Grant County, WA. (Parcel #16-0870-000)

PLANNING COMMISSION HEARING:

At their open record hearing, the Planning Commission considered the Staff Report and application materials for the Comprehensive Plan Designation request. Several members of the Ephrata Sportsmen Association were present and were not in support of commercial development so close to the gun range. The applicant's agent stated their client would be willing to take twenty (20) acres off the north end of the pipe stem portion of the property to give the gun club some protection. Many of the gun club members were in favor of that option. After some discussion the Planning Commission recommended that the northern eighty (80) acres be removed from the UGA designation and remain Rural Remote. The agent (Larry Angell, Columbia NW Engineering) for the applicant stated that their client would agree to those conditions. Draft minutes of the hearing can be found in Attachment A.

The Planning Commission conducted an open record hearing for this application on July 21, 2010. At their hearing the Commission voted to recommend the north eighty (80) acres be removed from the proposal with the remaining 167 acres being re-designated to Commercial (Urban) for this application.

Larry Angel, agent for the proponent along with Ralph Kincaid, discussed this project.

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 10 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

15) W. Ron and Pamela A. Baker, File #10-5430

The subject site is comprised of approximately 1.36 acres of an original 5.6 acre parcel with a Comprehensive Plan Land Use Designation of "Rural Residential - 2".

COMMISSIONERS' AUGUST 23, 2010 MINUTES

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The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to "Rural Commercial" along with an application for a Minor rezone from Rural Residential - 3 to Rural General Commercial. The parcel is not located within the Moses Lake Urban Growth Area.

LOCATION:

The subject area is a 1.36 acre portion of parcel # 17-0499-000 located in the south west corner of the parcel. The parcel is bordered on the west by Stratford Rd NE and on the East by Wenatchee Dr. and the southern portion by the railroad tracts. Located in the southwest quarter of S 11, T 19 N, R 28 E, WM, Grant County, WA.

Commissioner Stevens moved to close the public comment portion of this hearing, Commissioner Swartz seconded and the motion passed unanimously.

Commissioner Swartz moved to uphold the Planning Commission recommendation and approve the Comprehensive Plan Re-designation change as presented, recognizing the 9 Findings of Fact. Commissioner Stevens seconded and the motion passed unanimously.

Commissioner Stevens moved to uphold the Planning Commission recommendation and approve the Minor Zone change as presented, recognizing the 10 Findings of Fact. Commissioner Swartz seconded and the motion passed unanimously.

The hearing adjourned.

MISCELLANEOUS ITEMS

The Commissioners approved and signed the Grant Public Works County Payroll Salary Fund for August 27, 2010.

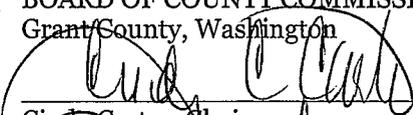
FRIDAY, AUGUST 27, 2010:

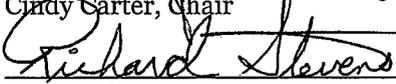
11:00 a.m. - 3:00 p.m.

R Stevens at EW COG Meeting (Lincoln County Courthouse)

Signed this 7th day of September 2010.

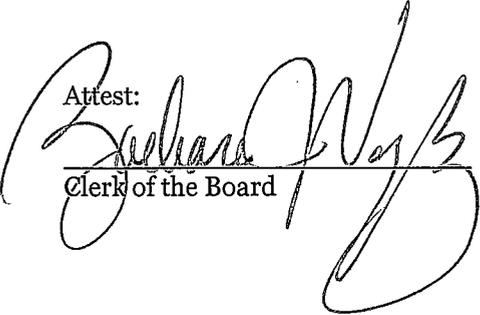
BOARD OF COUNTY COMMISSIONERS
Grant County, Washington


Cindy Carter, Chair


Richard Stevens


Carolann Swartz

Attest:


Clerk of the Board