

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
Vice Chairman: Dale Walker
Board Members: Ollie Click, Terry Dorsing, Jim Fleming, Blair Fuglie, Lee Graham, Jon A. Hatt, and James Turner
Secretary: Doris Long

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

**JUNE 27, 2012 @ 7:00 P.M.
2012 COMPREHENSIVE PLAN AMENDMENTS & MINOR ZONE CHANGES**

Members Present: Ollie Click, Blair Fuglie, Lee Graham, Jon A. Hatt and Dale Walker

Members Absent: Bill Bailey, Terry Dorsing, Jim Fleming, and James Turner

Board Action:

Vice-Chairman, Dale Walker, presides over the meeting in the absence of Chairman, Bill Bailey.

Mr. Walker 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?

Approval of June 6, 2012 Planning Commission Meeting Minutes.

Mr. Fuglie motions to approve the meeting minutes as presented. Mr. Click seconds the motion.

Voted on and passes unanimously.

Mr. Walker explains how the meeting will proceed.

Senior Planner, Dorothy Black, explains that the three Comprehensive Plan Amendments to be heard are non-project specific and the SEPA is a non-project consideration of all of these proposals. An addendum to the EIS of the Comprehensive Plan was issued on June 5, 2012 along with a Determination of Non-Significance. The proposals will include a Zone Change requiring a second decision from the Planning Commission.

PUBLIC HEARING – Port District #3 (Port of Mattawa), File No. 12-5668, Comprehensive Plan Amendment and File No. 12-5668-02, Minor Rezone – Site-Specific Land Use Redesignation from Residential – Medium Density to Commercial (Urban) and Minor Rezone from Urban Residential-3 to Urban Commercial-2.

Associate Planner, Tyler Lawrence, presents the Staff Report to the Planning Commission members along with the Agencies/Departments and Public comments that have been received. Staff displays maps and photos showing the location of the proposal along with surrounding zoning.

Public Testimony is Opened

Bob Adler, Manager of the Port of Mattawa, PO Box 2328, Mattawa, 99349, previously sworn. Mr. Adler states he supports the changes. It is difficult for a Port District to do anything with Urban Residential property, and they do have commercial customers interested in developing in this area.

Public Testimony is Closed

The Planning Commission members agree that the proposed amendment would be a logical change.

Mr. Click motions to send forward to the County Commissioners a recommendation of approval for the Land Use Redesignation with the nine Findings of Fact in the affirmative.

Mr. Fuglie seconds the motion.

ACTION: OLLIE CLICK MAKES A MOTION APPROVE THE PORT DISTRICT #3 SITE-SPECIFIC LAND USE REDISIGNATION AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE NINE (9) FINDINGS OF FACT. BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

Staff has nothing further to add regarding the proposed Zone Change, but would answer any questions the Planning Commission may have.

Public Testimony is Opened

Public Testimony is Closed

Mr. Hatt moves to send to the County Commissioners a recommendation of approval for the Rezone with the ten Findings of Fact in the affirmative.

Mr. Graham seconds the motion.

ACTION: JON HATT MAKES A MOTION TO APPROVE THE PORT DISTRICT #3 REZONE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE TEN (10) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

PUBLIC HEARING – Mark Gregson & John F. Vitone/Else Moe Vitone, Trustees, File No. 12-5669, Comprehensive Plan Amendment and File No. 12-5669-02, Minor Rezone – Site-Specific Land Use Redesignation from Agricultural (Rangeland) to Rural Residential-1 and Rezone from Agriculture to Rural Residential-1.

Associate Planner, Tyler Lawrence, presents the Staff Report to the Planning Commission members along with the Agencies/Departments and Public comments that have been received. Staff displays maps and photos showing the location of the proposal along with surrounding zoning.

The Planning Commission and Staff discuss amending the proposal from the requested 160 acres to approximately 80 acres, which would be the West half of the Northeast quarter of Section 2, Township 24 North, Range 28 East Willamette Meridian. This revision would help alleviate any issues that could develop

from a residential area and a gun club, essentially two incompatible uses, being located across the road from each other. Another deciding factor is the ample amount of undeveloped property currently zoned Rural Residential-1 located in and around Coulee City.

Public Testimony Opened

Sterling Knudsen, Knudsen Land Surveying, 1st Avenue, Ephrata, representing the proponent, previously sworn. Mr. Knudsen explains the initial proposal included an entire parcel, which, after meeting with Staff, they realized was excessive in size.

Mr. Knudsen presents a map to the Planning Commission members depicting the amended 80 acre proposal. This handout is entered into the record as Exhibit one. Mr. Knudsen explains the map, and the course that was taken in the revising of the proposal. He supports this alteration, and asks that the Planning Commission also support the proposal.

Mr. Walker asks if Staff would support moving the proposal forward with the reduction to 80 acres.

Staff confirms they would support the proposal.

Public Testimony is Closed

Mr. Click explains that with the revision to 80 acres being made, removing some of the gun club's potential danger, he would motion to send forward to the County Commissioners a recommendation of approval for the Land Use Redesignation, as depicted by the map, and the nine Findings of Fact in the affirmative.

Mr. Graham seconds the motion.

ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE MARK GREGSON & JOHN VITONE/ELSE MOE VITONE, TRUSTEES SITE-SPECIFIC LAND USE REDESIGNATION WITH THE AMENDMENT TO EIGHTY (80) ACRES, AS DEPICTED IN EXHIBIT #1, AND THE NINE (9) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

Staff has nothing further to add regarding the proposed Zone Change.

Public Testimony is Opened

Public Testimony is Closed

The Planning Commission members discuss the Zone Change. Mr. Graham agrees with the steps that Staff has taken to amend the proposal and supports the change. Mr. Click explains that this would provide the opportunity to own a residential lot, and still have adequate room for parking farm equipment. Mr. Fuglie agrees.

Mr. Click motions to send forward to the County Commissioners a recommendation of approval for the Rezone, with the amendment to 80 acres, and the ten Findings of Fact in the affirmative.

Mr. Fuglie seconds the motion.

ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE MARK GREGSON & JOHN VITONE/ELSE MOE VITONE REZONE WITH THE AMENDMENT TO EIGHTY (80) ACRES, AND THE TEN (10) FINDINGS OF FACT. BLAIR FUGLIE SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

PUBLIC HEARING – Port of Royal Slope, File No. 11-5562, Comprehensive Plan Amendment and File No. 11-5562-02, Minor Rezone - Urban Growth Boundary Change and Site-Specific Land Use Redesignation from Rural Remote to Urban Industrial and Minor Rezone from Rural Remote to Urban Heavy Industrial.

Senior Planner, Dorothy Black, presents the Staff Report to the Planning Commission members along with the Agencies/Departments and Public comments that have been received. Staff displays maps and photos showing the location of the proposal along with surrounding zoning.

Mr. Walker confirms with Staff that this proposal is also for the inclusion of the property into the Royal City Urban Growth Boundary.

Alan Schrom, Port of Royal Slope Commissioner, previously sworn. Mr. Schrom speaks in favor of the project. He explains that the Port owns the subject parcels, which contain a lot of good developable land.

Public Testimony is Opened

Jonathan Smith, Executive Director of the Grant County Economic Development Council, 6594 Patton Boulevard, Moses Lake, previously sworn. Mr. Smith speaks in favor of the proposal. He explains that in the last 6 years over 650 acres of industrial land has been purchased and optioned on in Grant County. It seems as if this trend is going to continue. More interest is shown in areas with large parcels of industrial land rather than those with smaller parcels. This change would allow considerable growth for Royal City.

Davey Miller, Chairman of the Board for the Commission of the Port of Royal Slope, 11529 Road "A" SE, Othello, 99344, previously sworn. Mr. Miller speaks in favor of the project. He explains the subject property is not agriculture land; it is a rock pile. The Port tries to protect farmland. By developing this land more processing can take place locally. The intention is to protect and enhance the wet areas.

There is discussion regarding the restoration of the rail system, and the benefits it would provide to the area.

Public Testimony is Closed

Mr. Graham commends the Port of Royal Slope for their choice of property being used in the proposal, and motions to send forward to the County Commissioners a recommendation of approval for the Land Use Redesignation with the nine Findings of Fact in the affirmative.

Mr. Click seconds the motion.

ACTION: LEE GRAHAM MAKES A MOTION TO APPROVE THE PORT OF ROYAL SLOPE URBAN GROWTH BOUNDARY CHANGE AND SITE-SPECIFIC LAND USE REDESIGNATION AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE NINE (9) FINDINGS OF FACT. OLLIE CLICK SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

(Rezone)

Cathy Potter, Manager for the Port of Royal Slope, PO.Box 147, Royal City, WA, previously sworn. Ms. Potter speaks in favor of the proposal. She explains the subject property is located adjacent to the Port's Industrial Park, which is currently zoned Light & Heavy Industrial. The proposal will be compatible with future development.

Public Testimony is Opened

Frank Miannecki, Port of Royal Slope Commissioner, 12532 Adams Road South, Royal City, previously sworn. Mr. Miannecki explains he supports the Heavy Industrial zone change and feels it is needed. The ground is located in a remote area and is not suitable for agriculture use.

Public Testimony is Closed

Mr. Fuglie states it makes sense for parcels of this size to be zoned Heavy Industrial, which would accommodate those companies seeking the larger parcels. He moves to send a recommendation of approval to the County Commissioners for the Rezone with the ten Findings of Fact in the affirmative.

Mr. Graham seconds the motion.

ACTION: BLAIR FUGLIE MAKES A MOTION TO APPROVE THE PORT OF ROYAL SLOPE MINOR REZONE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE TEN (10) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

(Conclusion of 2012 Comprehensive Plan Amendments and Rezones)

PUBLIC HEARING – Crescent Bay Apartments, File #12-5681, Master Planned Resort & Planned Unit Development Amendment – to convert a 14 unit motel to condominium units in Crescent Bay Resort.

Senior Planner, Dorothy Black, presents the Staff Report to the Planning Commission members along with Agencies/Departments and Public comments that have been received. Staff displays photos showing the location of the proposal. She explains this project would have normally been heard during the July Planning Commission Meeting, but due to that Meeting falling on the Fourth of July holiday the project was scheduled to be heard tonight.

Tim Cowin, 40 Lake Bellevue Drive, Suite 245, Bellevue, previously sworn. Mr. Cowin explains the building is beautifully built and was originally built as Condos. He has met with Derek Pohle, Director of Public Works, regarding the extra parking, and he owns property that would provide ample room for those additional spaces.

Public Testimony is Opened

Joe Braunschweig, on the Board at Sunterra, 9106 Blue Heron Lane, Quincy, is sworn in. Mr. Braunschweig reports he is in favor of the proposal and approving it would not change the existing situation too much. He explains that in the original plan of Crescent Bay, a trail was to be constructed and tied in with a trail that was to

be constructed by the PUD. The PUD is to begin building their portion of the trail in the near future. Without Crescent Bay's portion the residents of Sunsera will not have access to the PUD trail. He would like to see the trail completed providing public access to the river.

Tom Park, 9217 Redcliff Drive NW Quincy, WA, is sworn in. Mr. Park explains he is a resident of Sunsera, and is in favor of the change, but the trail from the public road to the PUD trail needs to be completed.

Tim Cowin states he is currently working with the Grant County PUD to negotiate access points for the finalization of the trail. He explains it is a separate issue from what is being heard, but it is being worked on.

Staff points out that the Planned Unit Development contains two Conditions of Approval, one of them being that all previous Conditions of Approval from the original PUD and MPR are still applicable.

Public Testimony is Closed

Mr. Click states he doesn't see that the use is going to change a whole lot from a hotel to condominium ownership. He motions to send forth to the County Commissioners a recommendation for approval with the ten Findings of Fact and twenty-one Findings of Fact in the affirmative.

Mr. Hatt seconds the motion.

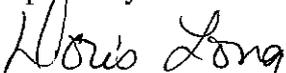
ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE CRESCENT BAY APARTMENTS AMENDMENTS TO AN EXISTING MASTER PLANNED RESORT AND PLANNED UNIT DEVELOPMENT AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH TEN (10) FINDINGS OF FACT (MPR) AND TWO (2) CONDITIONS OF APPROVAL & TWENTY-ONE (21) FINDINGS OF FACT (PUD). JON HATT SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY.

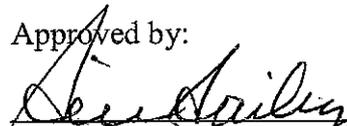
FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

Meeting adjourned at 8:26 PM.

Respectfully submitted:



Doris Long, Secretary

Approved by:


Bill Bailey, Chairman