

**GRANT COUNTY  
PLANNING COMMISSION**

Chairman: Bill Bailey  
Vice Chairman: Ollie Click  
Board Members: Carol Dawson, Terry Dorsing, Ann, Drader, Jim Fleming, Blair Fuglie, Lee Graham and Kevin Richards  
Secretary: Doris Long

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

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**APRIL 2, 2014 @ 7:00 P.M.**

Members Present: Ollie Click, Ann Drader, Blair Fuglie, Lee Graham and Kevin Richards

Members Absent: Bill Bailey, Carol Dawson, Terry Dorsing and Jim Fleming

In the absence of Chairman, Bill Bailey, Vice-Chairman, Ollie Click, presides over the meeting.  
Mr. Click opens the meeting.

Mr. Click 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 the March 19, 2014 Planning Commission Meeting Minutes.  
Mr. Fuglie motions to approve the meeting minutes as presented. Mr. Graham seconds the motion.  
Voted on and passes unanimously.

Mr. Click introduces the project to be heard, and explains how the meeting will proceed.

**PUBLIC HEARING – Randy Niessner, File #14-5884, Minor Zone Change** – of a portion of one parcel from Urban Light Industrial to Urban Residential 1 in order to make the Zoning District of the subject area consistent with the Comprehensive Plan Land-Use Designation.

Associate Planner, Tyler Lawrence, presents the Staff Report to the Planning Commission members along with Agencies/Departments and Public comments that have been received. Staff displays maps showing the location of the proposal along with surrounding zoning.  
Staff explains the subject property was redesignated during the 2003 Comprehensive Plan Amendment cycle. This change would make the Zoning consistent with the Land Use Designation. The proposal conforms to and is consistent with the criteria of approval.  
Staff Recommends approval of the project with 10 Findings of Fact and no Conditions of Approval.

Mr. Richards asks if the property's Zoning Designation is currently split.  
Staff replies that the Zoning is all the same, but the Comp. Plan Designation is split.

Mr. Graham is concerned about the setbacks from the runway.

Staff explains the setbacks would be determined from property lines, and, as it stands now, there is not a property line. If a structure were to be built he is not sure what type of setback would be enforced from the runway.

*Public Testimony Opened*

Randy Niessner, 11549 Road "E" SW, Royal City, was sworn in.

Mr. Neissner explains that there are no future plans for the property. He only wants to get the property zoned properly for its designated use. They will follow the County's regulations for setbacks, and any other requirements, when they decide to subdivide the property.

*Public Testimony Closed*

The Planning Commission members each express the opinion that the project is pretty straight forward, and they do not have any issues with it.

Mr. Fuglie moves to approve the proposal with the ten Findings of Fact.

Mr. Richards seconds the motion.

**Board Action:**

**ACTION: BLAIR FULGLIE MOVES TO RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS THAT THE RANDY NIESSNER MINOR ZONE CHANGE BE APPROVED WITH THE TEN FINDINGS OF FACT.  
KEVIN RICHARDS SECONDS THE MOTION.  
VOTED ON AND PASSES UNANIMOUSLY**

Mr. Fuglie reports that hearing the Comp. Plan Amendments and Zone Changes during the same meeting, versus two separate meetings as it used to be, is a benefit to the applicant, and commends Planning Director, Damien Hooper, for implementing that change.

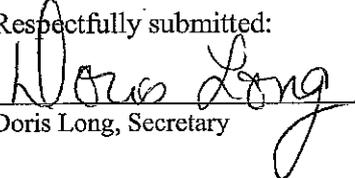
Mr. Fuglie asks about the deadline for the 2014 cycle.

Mr. Hooper explains the deadline was Monday, and five applications were received. He anticipates those projects will be brought to the Planning Commission in June.

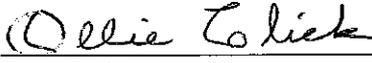
Mr. Graham states that the shoreline management is being done so that the populace can enjoy the shoreline, and to protect the fish and shoreline habitat, but nothing has been done for the landowner. He does not see anything in the Shoreline Master Program regarding compensation for loss of enjoyment by the landowner. That is his objection to the whole process. He knows it is a process that is required by the State Legislature, but he wanted to express his feelings regarding the process. There is discussion regarding the State's involvement.

Meeting adjourned at 7:16 PM.

Respectfully submitted:

  
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Doris Long, Secretary

Approved by:

  
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Ollie Click, Vice-Chairman