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**BOARD OF COUNTY COMMISSIONERS
GRANT COUNTY, WASHINGTON**

RESOLUTION NO. 16-063-CC

A Resolution Relating to Comprehensive Planning in Grant County in Accordance with the Washington State Growth Management Act (RCW 36.70 A) and amending the 2006 Comprehensive Plan and Zone Changes.

WHEREAS, in 1990, the Washington State Legislature passed and the Governor signed into law the Growth Management Act (GMA) as contained in SHB No 2929 (Washington Laws, 1990 1st Ex. Sess., Ch 17), which was subsequently codified as among other chapters, Chapter 36.70 A RCW; and

WHEREAS, the Washington State Growth Management Act requires all counties and cities in the State to do some planning and the fastest growing counties and cities with them, to plan extensively in keeping with state goals and policies on: sprawl reduction, affordable housing, economic development, open space and recreation, regional transportation, environmental protection, property rights, natural resource industries, historic lands and buildings, permit processing, public facilities and services, and early and continuous public participation; and

WHEREAS, the Washington State Growth Management Act requires all counties and cities within the state to classify, designate, and conserve natural resource lands (agricultural and mineral) and protect critical areas (wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, aquifer recharge areas, and frequently flooded areas); and

WHEREAS, Chapter 36.70 RCW required Grant County to adopt a Comprehensive Plan that met specified GMA goals and addressed the mandated GMA elements; and

WHEREAS, after complete review and public record of the State Environmental Review process, Grant County issued a Final Environmental Impact Statement on July, 2, 1999; and subsequent amendments through 2016 and;

WHEREAS, over the past years, the Comprehensive Plan's policies may have changed to insure that the development patterns in the County remain consistent with the intent of the communities' vision for the future and the Plan's goals and policies; and

WHEREAS, it is important that amendments to this plan retain the broad perspectives articulated in the community vision statements, satisfies the goals and policies of this Plan, and remain consistent with the intent of the GMA; and

WHEREAS, the Growth Management Act (GMA) establishes procedures for the review and amendment of Comprehensive Plans governing counties and cities planning under the Act; and

~~**WHEREAS**, the County has established a public participation program identifying procedures whereby proposed amendments or revisions of the Comprehensive Plan are considered by the governing body of the County no more frequently than once every year; and~~

WHEREAS, amendments to the Comprehensive Plan fall into several major categories or types and different review application and review criteria apply to each. The kinds of amendments identified herein may include:

- Urban Growth Area Boundary Changes;
- Plan policy or text changes;
- Plan Map changes;
- Supporting document changes; emergency amendments; and
- Site-specific amendments; and

WHEREAS, policy amendments may be initiated by the County or by other entities, organizations or individuals through petition; and

WHEREAS, petitions were received on forms provided by the Department, containing appropriate maps showing the proposed change and addressing the policy or map evaluation criteria as described in the Comprehensive Plan; and

WHEREAS, On May 2, 2016 the Board of County Commissioners directed staff to initiate the SEPA review process and schedule each of the complete amendments proposed, along with staff recommendations before the Planning Commission for public hearing; and

WHEREAS, public hearings were conducted by the Planning Commission on June 22, 2016, to hear staff recommendations and take public testimony on each of the proposed amendments to the Grant County Comprehensive Plan and proposed Zone Changes; making recommendations and listing Findings of Fact on each amendment and zone change, and;

WHEREAS, the Planning Commission staff reports and recommendations are made a part of the record of this public hearing as it relates to SEPA and the attached amendments and zone changes, and

WHEREAS, a non-project proposal to consider adoption of amendments to the Comprehensive Plan, including site-specific land use designation changes, changes to Figure 5-5 Future Land Use Map, changes to the Town of Coulee City Urban Growth Boundary were considered, as well as associated Zone Changes, and;

WHEREAS, copies of this EIS Addendum were distributed to agencies, organizations and individuals listed on the Planning Department distribution list and requesting that comments be submitted in accordance with WAC 197-11-340 (2), and;

WHEREAS, the Board of County Commissioners conducted an open-record public hearing on Monday, July 18, 2016 to consider the 2016 requests for amendments to the Comprehensive Plan, and the recommendation from the Planning Commission for each of the proposed amendments and their respective zone changes;

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners for Grant County adopts the attached Findings of Fact per Attachment "B" and the attached record pertaining to the approval of the 2016 Comprehensive Plan amendments and Zone Changes; and

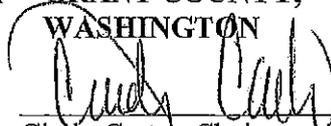
BE IT FURTHER RESOLVED, that the Board of County Commissioners for Grant County adopts Findings of Fact as per Attachment "A" in support of these actions.

PASSED by the Board of County Commissioners in regular session at Ephrata, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage this 18 day of July 2016.

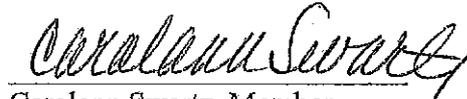
DATED this 18 day of July, 2016.

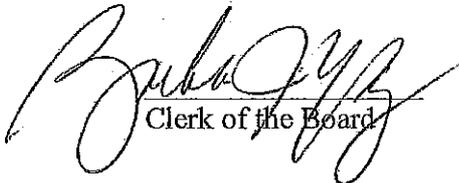
**BOARD OF COUNTY
COMMISSIONERS
GRANT COUNTY,
WASHINGTON**

Yea Nay Abstain


Cindy Carter, Chair

ATTEST:


Carolann Swartz, Member


Clerk of the Board


Richard Stevens, Member

ATTACHMENT "A"

GRANT COUNTY COMPREHENSIVE PLAN AMENDMENTS 2016 FINDINGS OF FACT

Section I – General Findings

- 1.1 Grant County has experienced and will continue to experience population growth and accompanying development, resulting in competing demands for public facilities, services and land uses, and is required to prepare and adopt amendments to the Comprehensive Plan and land use regulations pursuant to the Growth Management Act.
- 1.2 Growth Management requires that land be managed properly and wisely. Otherwise meeting the demands of a rapidly growing county population is likely to cause urban and suburban sprawl, commercial strip development, development at inappropriate locations and densities, damage to environmentally sensitive areas, and the loss of natural resource lands, rural character, open space, and critical areas. Also, this pattern of development is likely to create demands for urban services and utilities that are insufficient to support their extension in a cost-effective manner.
- 1.3 The 2016 Comprehensive Plan amendment process responds to the environmental concerns raised during the public hearing process, while protecting property owners from unconstitutional takings and substantive due process violations.
- 1.4 RCW 36.70A.020 sets for a list of 13 goals "to guide the development and adoption of comprehensive plans and development regulations." In the amendment public hearing process, and these findings of fact, the Planning Commission and Board of County Commissioners considered the 13 Growth Management Goals, weighed them as they apply to the subject matter of these findings, and has attempted to achieve a reasoned balance among them.

Section 2 - Public Participation

- 2.1 Petitions received by the Planning Department were reviewed by the Board of County Commissioners, and the Board directed the Planning Department to proceed with further review of the petitions and to prepare environmental documentation consistent with the requirements of RCW 43.21C and Grant County Code Chapter 24.04 (SEPA).
- 2.2 In accordance with Grant County Code Chapter 25.12 – Legislative Actions, the Planning Commission held public hearings on June 22, 2016 at which time testimony was taken from interested agencies, organizations, and individual citizens, regarding the proposed amendments and zone changes.

- 2.3 Board of County Commissioners and Planning Commission meetings, hearings, and study sessions requiring “legal notice” were advertised in the local paper of record pursuant to the requirements of RCW 36.70 and the Grant County Unified Development Code. Copies of the proposed amendments, and 2016 Addendum to the Environmental Impact Statement were broadly disseminated for public and agency review at no charge. All meetings and hearings to which the public was invited were conducted in an open forum. At hearings, all persons desiring to speak were given an opportunity to do so. Public testimony and written correspondence were given full consideration as part of the amendment process.
- 2.4 The existing enhanced public participation policies within Grant County ensure that the public had an opportunity to provide meaningful comments on the proposed amendments.
- 2.5 The appeal mechanisms contained within Grant County ordinances provide sufficient due process to allow interested parties an opportunity to respond at a meaningful time and in a meaningful manner.

Section 3 – Criteria for Amendment Approval

- 3.1 A petition for a site-specific land use redesignation was reviewed for conformance with pertinent provisions of the Grant County Comprehensive Plan and Unified Development Code.
- 3.2 In reviewing the amendments, the Planning Commission and Board of County Commissioners considered testimony provided at public hearings and recommendations provided by staff and interested or affected agencies with jurisdiction. The Planning Commission and Board of County Commissioners approved, approved with conditions, or rejected an application for a change of designation or density based on the following criteria:
- (a) The change would benefit the public health, safety, and/or welfare;
 - (b) The change is warranted because of changed circumstances or because of a need for additional property in the proposed land-use designation.
 - (c) The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.
 - (d) The change will not be detrimental to uses or property in the immediate vicinity of the subject property.
 - (e) The change has merit and value for the community as a whole
 - (f) The change, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is not substantive difference in the properties themselves with different designations.
 - (g) The benefits of the change will outweigh any significant adverse impacts of the change

- (h) The change is consistent with the purpose and intent of the Comprehensive Plan and the requirements of Grant County Code Titles 22, 23, 24, and 25; and
- (i) The change complies with all other applicable criteria and standards of GCC Chapter 25.12

**Section 4 – Board of County Commissioners Final Recommendations
And/or Actions**

- 4.1 Recorded motions by the Board of County Commissioners for each proposed amendment and Findings of Fact are listed in Attachment “B”
- 4.2 Recorded motions by the Board of County Commissioners for each proposed zone change and Findings of Fact are listed in Attachment “B”
- 4.3 Supporting Findings of Fact for each decision were identified under Section 3 as detailed above, unless otherwise noted in the record of the Board of County Commissioners.
- 4.4 Detailed applications along with supporting documentation and staff reports are made a part of this recommendation.

ATTACHMENT 'B'
FINAL ACTION AND FINDINGS OF FACT
BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS
2016 AMENDMENTS

- 1) P 16-0114 – Earl Laurent
- 2) P 16-0122 – Clint Brown
- 3) P 16-0129 – CPM Development Corp.
- 4) P 16-0138 – Town of Coulee City

#1. FILE NO. P 16-0114, 16-0115, 16-0116
EARL LAURENT

SITE-SPECIFIC LAND USE REDESIGNATION AND ZONE CHANGE

LOCATION:

The proposal site is located along Park Lake Road NE, at the north end of Blue Lake, east of SR 17. The site is located in a portion of the SW ¼ of S. 15, T. 24 N, R. 27 E, W.M., Grant County, WA (portion of Parcel #16-2132-000).

STAFF ANALYSIS:

The applicant has submitted a request for a site-specific land use re-designation consisting of a portion of one parcel. The current designation of the parcel is Rural Remote. The applicant has proposed a designation change to Shoreline Development and a zone change to Shoreline Development 3. The parcel is currently being, and has historically been, used as a RV park/Resort. According to the application materials provided, the property has been a summer and fishing resort under the Laurent's Sun Village name since 1968.

The Shoreline Development land use designation is one of Grant County's Limited Areas of More Intensive Development (LAMIRD) designations. In order for an existing use and/or area to be considered for a LAMIRD designation it must have been in existence on or prior to July 1, 1991 (RCW 36.70a.070(d)).

As with any land use application, the burden of proof to have the application resides solely with the applicant. Prior to considering whether the proposed land use designation is appropriate for the site, it must first be established that the proposal site contained development at the time that Grant County was obligated to comply with the Growth Management Act (GMA), which was July 1, 1991. The applicant has stated in the application that the site has been operating as Laurent's Sun Village since 1968. A search a Grant County Building Department records show permit history back as far as 1969 under the Laurent's Sun Village name. It is therefore clear that the site meets the date requirements for a LAMIRD outlined by the GMA.

PLANNING COMMISSION RECOMMENDATION FOR COMPREHENSIVE PLAN RE-DESIGNATION:

The Planning Commission conducted an open record hearing for this application on June 22, 2016. At their hearing the Commission voted to recommend approval of Site Specific re-designation from Rural Remote to Shoreline Development.

DECISION:

The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following request for a Site Specific Land Use Re-designation:

- 1) **The re-designation of approximately 11.7 acres (Portion of Parcel #16-2132-000) from Rural Remote to Shoreline Development.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The change *would* benefit the public health, safety, and or welfare;
- 2) The change *is* warranted because of changed circumstances or because of a need for additional property in the proposed land use designation.
- 3) The change *is* consistent with the criteria for land use designations specified in the Comprehensive Plan.
- 4) The change *will not* be detrimental to uses or property in the immediate vicinity of the subject property.
- 5) The change *does have* merit for the community as a whole.
- 6) The change, if granted, *will not* result in a group of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is not substantive difference in the properties themselves which justify different designations.
- 7) The benefits of the change *will* outweigh any significant adverse impacts of the change.
- 8) The change *is* consistent with the purpose and intent of the Comprehensive Plan and the requirements of GCC 22, 23, 24 and 25.
- 9) The change *does* comply with all other applicable criteria and standards of Chapter 25.12 UDC.

ZONE CHANGE

PLANNING COMMISSION SUMMARY AND RECOMMENDATION

The Planning Commission conducted an open record hearing for this application on June 22, 2016. The Planning Commission made a recommendation to approve the proposed zone change from Rural Remote to Shoreline Development 3.

DECISION:

The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following re-zone:

- 1) **A zone change of approximately 11.7 acres (portion of Parcel #16-2132-000) from Rural Remote to Shoreline Development 3.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The proposed rezone **will not** be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan;
- 2) The property in question **is** suitable for uses allowed under the proposed zoning district;
- 3) Uses allowed under the proposed zone change **are** compatible with neighboring land uses;
- 4) The proposed rezone **can** be served by adequate facilities including access, fire protection, water, storm-water control, and sewage disposal facilities;
- 5) Substantial changes **do exist** to warrant an amendment to the current zoning district;
- 6) A public need **does exist** for the proposed rezone. Public need shall mean that a valid public purpose, for which the comprehensive plan and this chapter have been adopted, is served by the proposed rezone.
- 7) The proposed rezone **will not** result in significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;
- 8) The cumulative impact of additional requests for like actions (the total of the rezones over time or space) **will not** produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;
- 9) The pedestrian and vehicular traffic associated with the rezone **will not** be hazardous to existing and anticipated traffic in the neighborhood; and
- 10) The proposed zoning district **does not** include any allowable use or activity that would result in the location of an incompatible use adjacent to an airport or airfield (RCW 36.70).

#2. File No. P 16-0122, 16-0123, 16-0124

CLINT BROWN

SITE SPECIFIC LAND USE REDESIGNATION AND ZONE CHANGE

LOCATION:

The proposal site is located at the end of Rd. 10.8 NW, approximately one mile east of Dodson Rd. NW. The site is located in a portion of the NW ¼ of S. 11, T. 20 N, R. 26 E, W.M., Grant County, WA (Parcel #s 16-0602-003, 16-0602-002).

STAFF ANALYSIS:

The applicant has submitted a request for a site-specific land use re-designation consisting of two parcels, totaling approximately 80 acres. The subject parcels are currently designated Rural Remote. The applicant is proposing the re-designate the site Rural Residential 1. The parcels are both currently undeveloped. The applicant has stated in the application materials that they wish to develop the parcels into five (5) acre parcels and to follow the existing plating pattern started by the applicant's previous developments to the west.

Staff review of the application materials has found that it fails to show adequate justification for the need of additional Rural Residential 1 properties in Grant County. Analysis of the Grant County Zoning Map of the vicinity shows that the area north and west of the proposal site already contains a significant amount of Rural Residential designated properties.

PLANNING COMMISSION RECOMMENDATION FOR COMPREHENSIVE PLAN RE-DESIGNATION:

The Planning Commission conducted an open record public hearing for this application on June 22, 2016. At their hearing the Commission voted to recommend approval of this land use re-designation application from Rural Remote to Rural Residential 1.

DECISION:

The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following request for a Site Specific Land Use Re-designation:

- 1) **Re-designate approximately 80 acres (Parcel #s 16-0602-003 & 16-0602-002) from Rural Remote to Rural Residential 1.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The change *would* benefit the public health, safety, and or welfare;
- 2) The change *is* warranted because of changed circumstances or because of a need for additional property in the proposed land use designation.
- 3) The change *is* consistent with the criteria for land use designations specified in the Comprehensive Plan.
- 4) The change *will not* be detrimental to uses or property in the immediate vicinity of the subject property.
- 5) The change *does have* merit for the community as a whole.
- 6) The change, if granted, *will not* result in a group of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is not substantive difference in the properties themselves which justify different designations.
- 7) The benefits of the change *will* outweigh any significant adverse impacts of the change.
- 8) The change *is* consistent with the purpose and intent of the Comprehensive Plan and the requirements of GCC 22, 23, 24 and 25.
- 9) The change *does* comply with all other applicable criteria and standards of Chapter 25.12 UDC.

ZONE CHANGE

PLANNING COMMISSION SUMMARY AND RECOMMENDATION

The Planning Commission conducted an open record hearing for this application on June 22, 2016. The Planning Commission made a recommendation to approve the proposed zone change from Rural Remote to Rural Residential 1.

DECISION:

The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following re-zone:

- 1) **A zone change of approximately 80 acres (Parcel #s 16-0602-003 & 16-0203-002) from Rural Remote to Rural Residential 1.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The proposed rezone *will not* be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan;
- 2) The property in question *is* suitable for uses allowed under the proposed zoning district;
- 3) Uses allowed under the proposed zone change *are* compatible with neighboring land uses;
- 4) The proposed rezone *can* be served by adequate facilities including access, fire protection, water, storm-water control, and sewage disposal facilities;
- 5) Substantial changes *do exist* to warrant an amendment to the current zoning district;
- 6) A public need *does exist* for the proposed rezone. Public need shall mean that a valid public purpose, for which the comprehensive plan and this chapter have been adopted, is served by the proposed rezone.
- 7) The proposed rezone *will not* result in significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;
- 8) The cumulative impact of additional requests for like actions (the total of the rezones over time or space) *will not* produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;
- 9) The pedestrian and vehicular traffic associated with the rezone *will not* be hazardous to existing and anticipated traffic in the neighborhood; and
- 10) The proposed zoning district *does not* include any allowable use or activity that would result in the location of an incompatible use adjacent to an airport or airfield (RCW 36.70).

#3. FILE NO. P 16-0129, 16-0130

CPM DEVELOPMENT CORP.

SITE SPECIFIC LAND USE REDESIGNATION

LOCATION:

The proposal site is located approximately ¾ of a mile north of Rd. 4 SW and three (3) miles west of Dodson Rd. SW. The site is the NW ¼ of the NE ¼ of S. 24, T. 18 N, R. 25 E, W.M., Grant County, WA (Parcel # 15-1671-000).

STAFF ANALYSIS:

The applicant has submitted an application requesting a Mineral Resource Overlay (MRO) for a parcel approximately 40 acres in size. The current Land Use Designation for the site is Irrigated. Establishing an MRO is required prior to the application submitting a Conditional Use Permit (CUP) for a surface mine. If the MRO is approved, the site will still retain its Irrigated Land Use Designation and Agriculture Zoning District. Any future use of this site for mining operations or mineral processing will be contingent on approval of a Conditional Use Permit (CUP). A CUP application would require an additional review including a public hearing with the Grant County Hearing Examiner. The applicant has provided an Engineering Analysis of the sand reserves onsite and anticipates that there is approximately 2,493,334 net minable tons (or cubic yards) of materials.

The site is surrounded by properties also designated Irrigated and zoned Agriculture. There are no properties zoned residential within the vicinity of the proposal. The site is not located within an Urban Growth Area nor is it located within an area designated as a LAMIRD. As alluded to above, the proposal site is also not located within the Open Space Conservation Zoning District.

PLANNING COMMISSION RECOMMENDATION FOR COMPREHENSIVE PLAN RE-DESIGNATION:

The Planning Commission conducted an open record hearing for this application on June 22, 2016. At their hearing the Commission voted to recommend approval of the designation of a Mineral Resource Overlay.

DECISION:

It should be noted that Commissioner Cindy Carter recused herself from this particular hearing. The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following request for a Site Specific Land Use Re-designation:

- 1) **To designate a 40 acre parcel (Parcel #15-1671-000) with a Mineral Resource Overlay.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The change *would* benefit the public health, safety, and or welfare;
- 2) The change *is* warranted because of changed circumstances or because of a need for additional property in the proposed land use designation.
- 3) The change *is* consistent with the criteria for land use designations specified in the Comprehensive Plan.
- 4) The change *will not* be detrimental to uses or property in the immediate vicinity of the subject property.
- 5) The change *does have* merit for the community as a whole.
- 6) The change, if granted, *will not* result in a group of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is not substantive difference in the properties themselves which justify different designations.
- 7) The benefits of the change *will* outweigh any significant adverse impacts of the change.
- 8) The change *is* consistent with the purpose and intent of the Comprehensive Plan and the requirements of GCC 22, 23, 24 and 25.
- 9) The change *does* comply with all other applicable criteria and standards of Chapter 25.12 UDC.
- 10) The applicant *has* demonstrated that the site has a known potential extractable resource.
- 11) The site *is not* located within the boundaries of an Urban Growth Area or Limited Area of More Intensive Rural Development.
- 12) The site *is not* located within the designated boundary or associated buffer of a wetland or fish and wildlife conservation area.
- 13) The site *is not* located on publicly owned land within the boundary of an Open Space Conservation (OSC) zoning district.

#4. File No. P 16-0138, 16-0139, 16-0140
TOWN OF COULEE CITY

SITE SPECIFIC LAND USE REDESIGNATION, UGA AMENDMENT, AND ZONE
CHANGE

LOCATION:

The proposal site is located along Pinto Ridge Road, south of Coulee City and north of the railroad right-of-way. An additional site is located north of Rd. 36 NE and east of Rd. I.8 NE. The site is located in the east portion of S. 3, T. 24 N, R. 28 E, and the east portion of S. 34, T. 25 N, R. 28 E, W.M., Grant County, WA. (Parcel #s 171412000, 171417000, 171418000, 171419002, 312181000, 312181001, 070142002, 070618000, 171583001, & 171586001)

STAFF ANALYSIS:

The applicant has submitted a request for a site-specific land use re-designation, and Urban Growth Area expansion for the Town of Coulee City. The application includes two separate geographic areas and consists of multiple parcels with multiple property owners (a list of property owners is attached as part of the application materials). The proposal areas consist of approximately 142.9 total acres with a current land use designation of Rural Residential 1, Rangeland, and Residential, Medium Density.

The first site is approximately 77.5 acres in size, is already located within Coulee City's UGA, and is currently designated as Residential, Medium Density. These properties are under public ownership (Grant PUD and Bureau of Reclamation) and will therefore never be developed for residential uses. The applicant is proposing to re-designate this area to a more appropriate designation for publicly owned lands, Public Facility. Removal of the Residential, Medium Density designation for this area would reduce the amount of potential dwelling units within the UGA by 620 (77.5 acres x 8 dwellings per acre).

The second site is approximately 65.4 acres in size and consists of six privately owned properties. The current designation for these properties is Rural Residential 1 and Rangeland. The applicant is proposing to expand the UGA to include this area and re-designate the area Residential, Low Density. Four of the six parcels are already served by some manner of City services (water and/or sewer). The parcel designated as Rangeland is not considered to be Prime Farmland. Inclusion of this area into the UGA would provide the potential for 261.4 (65.4 acres x 4 dwellings per acre) new dwelling units within the UGA.

While approval of this application would increase the size of the Coulee City Urban Growth Area by 65.4 acres, it would actually result in a net reduction of 358.6 potential dwelling units (620 - 261.4 = 358.6). Additionally, the proposal would relocate the potential dwelling units away from inappropriately designated public lands to an area that actually has potential for future residential development. The proposal would also allow properties already served by urban services to be located within the UGA, which is a requirement of the Growth Management Act and the Grant County Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION FOR COMPREHENSIVE PLAN RE-DESIGNATION:

The Planning Commission conducted an open record public hearing for this application on June 22, 2016. At their hearing the Commission voted to recommend approval of this land use re-designation application from Rural Residential 1, Rangeland, and Residential Medium Density to Residential Low Density and Public Facility.

DECISION:

The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following request for a Site Specific Land Use Re-designation:

- 1) **Re-designate approximately 142 acres from Rangeland, Rural Residential 1, and Residential, Medium Density to Residential, Low Density and Public Facility. Amend (expand) the UGA of Coulee City.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The change *would* benefit the public health, safety, and or welfare;
- 2) The change *is* warranted because of changed circumstances or because of a need for additional property in the proposed land use designation.
- 3) The change *is* consistent with the criteria for land use designations specified in the Comprehensive Plan.
- 4) The change *will not* be detrimental to uses or property in the immediate vicinity of the subject property.
- 5) The change *does have* merit for the community as a whole.
- 6) The change, if granted, *will not* result in a group of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is not substantive difference in the properties themselves which justify different designations.
- 7) The benefits of the change *will* outweigh any significant adverse impacts of the change.
- 8) The change *is* consistent with the purpose and intent of the Comprehensive Plan and the requirements of GCC 22, 23, 24 and 25.
- 9) The change *does* comply with all other applicable criteria and standards of Chapter 25.12 UDC.

ZONE CHANGE

PLANNING COMMISSION SUMMARY AND RECOMMENDATION

The Planning Commission conducted an open record hearing for this application on June 22, 2016. The Planning Commission made a recommendation to approve the proposed zone change from Rural Residential 1, Agriculture, and Urban Residential 3 to Urban Residential 2 and Public Facility.

DECISION:

The Board of County Commissioners voted unanimously to uphold the recommendation of the Planning Commission and **APPROVE** the following re-zone:

- 1) **A zone change of approximately 142 acres from Agriculture, Rural Residential 1, and Urban Residential 3 to Urban Residential 2 and Public Facility.**

The Board of County Commissioners established the following Findings of Fact:

- 1) The proposed rezone **will not** be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan;
- 2) The property in question **is** suitable for uses allowed under the proposed zoning district;
- 3) Uses allowed under the proposed zone change **are** compatible with neighboring land uses;
- 4) The proposed rezone **can** be served by adequate facilities including access, fire protection, water, storm-water control, and sewage disposal facilities;
- 5) Substantial changes **do exist** to warrant an amendment to the current zoning district;
- 6) A public need **does exist** for the proposed rezone. Public need shall mean that a valid public purpose, for which the comprehensive plan and this chapter have been adopted, is served by the proposed rezone.
- 7) The proposed rezone **will not** result in significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;
- 8) The cumulative impact of additional requests for like actions (the total of the rezones over time or space) **will not** produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;
- 9) The pedestrian and vehicular traffic associated with the rezone **will not** be hazardous to existing and anticipated traffic in the neighborhood; and
- 10) The proposed zoning district **does not** include any allowable use or activity that would result in the location of an incompatible use adjacent to an airport or airfield (RCW 36.70).