

**GRANT COUNTY
PLANNING COMMISSION
AGENDA**

Chairman: Jerry Dormaier
Board Members: Gary Piercy - Vice Chairman; Wayne Sahli, Al Brower, Jim Fleming,
Kirk Sager, Martell Palmer, Dave Dinges, Duane Ehr
Secretaries: Becky Purcell and Dorothy Black

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

**JANUARY 5, 2000
7:00 P.M.**

Review and Approval of December 1, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Valentin Naidenov – Plat Alteration** request for Donovan's Plat Division 2, Replat #1, a two (2) lot subdivision alteration on approximately 4 acres in the Suburban-2 zone.
S 22, T 22, R 27 DAMIEN

- 2) **PUBLIC HEARING - William T & Mary Waites – Plat Alteration** request to subdivide lot #164, Larson subdivision, near Moses Lake.
S 5, T 19, R 28 Jason

- 3) **GENERAL DISCUSSION - PLANNING COMMISSION – ORDINANCE**
An ordinance adopting interim development regulations to implement GMA Grant County Comprehensive Plan using existing Grant County land use, environmental, and subdivision regulations. Peter

PLANNING COMMISSION – QUESTIONS AND COMMENTS

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

**AGENDA
FEBRUARY 2, 2000**

REVIEW AND APPROVAL OF JANUARY 5, 2000 PLANNING COMMISSION MINUTES.

NO AGENDA ITEMS. PUBLIC MEETING CANCELLED

- 1) **WORKSHOP - DEVELOPMENT REGULATIONS:
SUBDIVISIONS & PLATS, ENFORCEMENT & PENALTIES** SCOTT CLARK

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

**AGENDA
MARCH 1, 2000**

REVIEW AND APPROVAL OF FEBRUARY 2, 2000 PLANNING COMMISSION MINUTES.

1) **PUBLIC HEARING - DEVELOPMENT REGULATIONS:**
THE PROPOSED REGULATIONS TO BE UPDATED ARE 1) GENERAL PROVISIONS, 2)
DEFINITIONS, 3) LAND DEVELOPMENT PROCEDURES, 4) SEPA RULES 5)
ADMINISTRATION, 6) LEGISLATIVE ACTIONS, 7) ZONING, 8) CRITICAL AREAS, 9)
PERFORMANCE AND USE STANDARDS, 10) DEVELOPMENT STANDARDS, 11) LAND
DIVISION, 12) ENFORCEMENT AND PENALTIES, AND 13) CONCURRENCY

SCOTT CLARK & DENNIS KEARNS, PCI

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

**APRIL 5, 2000
7:00 P.M.**

Review and Approval of February 2, 2000 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Tim Kenney c/o Reza Firouzi – Preliminary Plat Application**
requested for a fourteen (14) lot subdivision of approximately 31.11 acres in the Light
Industrial Zone

S 1, T 18, R 28
S 6, T 18, R 29
Jason

- 2) **PUBLIC HEARING – Wolfkill Feed & Fertilizer Corp – Reza Firouzi – Preliminary
Plat Application** requesting a twenty eight (28) lot subdivision on approximately 36.54 acres
in the Light Industrial Zone

S 1, T 18, R 28
S 6, T 18, R 29
S 7, T 18, R 29
Jason

Planning Commission – Questions and Comments

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

**MAY 3, 2000
7:00 P.M.**

Review and Approval of April 5, 2000 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Gilber LeVander – Preliminary Plat Time Extension** The proponent is seeking a one year time extension for the complete filing of Stratford Road Estates. (S 2, T 19, R 28) Damien, #00-2894

- 2) **PUBLIC HEARING – Sandra Thompson – RePlat Application** request to combine Lot #32, 33 and 34 of Desert Aire No. 6, Replat No. 2 into one parcel. Proposal is located on approximately 0.50 acres in the Planned Unit Development Zone of Grant County. (S 26, T 14, R 23) Jason Langbehn, #00-2886

- 3) **PUBLIC HEARING – M. H. Moore Properties c/o Phillip Bloom - Moses Pointe**, Phase 1, Final PUD Map, Final Planned Unit Development of Phase 1, Moses Pointe Subdivision which includes 186 single-family lots, 36 multi-family lots, 11.11 acre commercial site, and 122.08 acre golf course and associated facilities (S 7 & 18, T 19, R 28) Ron Sell

Planning Commission – Questions and Comments

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

JUNE 7, 2000
7:00 P.M.

Review and Approval of May 3, 2000 Planning Commission Minutes

Review and Approval of Development Regulation Minutes - Public hearings which include the dates of February 23, 2000, March 1, 2000, March 8, 2000, March 15, 2000, March 22, 2000, April 26, 2000, and May 17, 2000.

Comments by Commissioner LeRoy Allison

- 1) **PUBLIC HEARING – Ron and Rebecca Sawyer – Re-plat** of lot #2 of the Johnson Short Plat on Scott Road (S.16, T. 19, R. 28)
Ed, 00-2846

- 2) **PUBLIC HEARING – Dale Walker – Re-plat** of lots 2 & 3 of the Walker Industrial Short Plat into three lots ranging in size from 4.9 acres to 2.9 acres. (S. 32, T. 19, R. 29)
Ed, 00-2902

- 3) **WORKSHOP – Proposed Draft Uniform Development Code**
(Development Regulations)
Scott Clark & Denny Cearns

Planning Commission – Questions and Comments

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

**JULY 5, 2000
7:00 P.M.**

Review and Approval of June 7, 2000 Planning Commission Minutes.

- 1) **PUBLIC HEARING - DEVELOPMENT REGULATIONS** – Review and approval of Findings of Fact

- 2) **PUBLIC HEARING – SERGEY BABAK – Plat Alteration** of the east one-fifth of lot 12 and all of lot 13 of Block 24, Grant County Orchard Tracts into two 3-acre lots.
S. 31, T. 22, R. 27 Ed

- 3) **PUBLIC HEARING – WALTER & CHERYL ROSS – Plat Alteration** of Lot 1, of the Summerland Acres Phase 1 SP 3-46. Lot 1 is proposed to be split into a 2.5 acre parcel and a 7.38 acre parcel in the Suburban 2 Zone.
S. 34, T. 16, R. 23 Jason

- 4) **PUBLIC HEARING – RANDAL NIESSNER - Zone change** from Heavy Industrial to General Commercial on approximately 2.2 acres of a 10.9 acre parcel, in the Hiawatha Industrial Park
S. 8, T. 16, R. 26 Damien

Planning Commission – Questions and Comments

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

**AUGUST 2, 2000
7:00 P.M.**

Review and Approval of July 5, 2000 Planning Commission Minutes

Review and Approval of Development Regulation Workshop Minutes which include the dates of June 7, 2000, June 14, 2000, June 21, 2000, June 28, 2000 and July 11, 2000.

- 1) **PUBLIC HEARING – Ant, LLC – Re-plat** of the ANT, LLC Second Short Plat adding 1.3 acres and creating two lots in the Light Industrial zone.
S. 5, T. 20, R. 25 Ed
- 2) **PUBLIC HEARING – Thomas & Virginia Clark – Re-plat** request to combine Lots 214 & 215, Desert Aire No.1 into one parcel approximately 0.500 acres in size.
S. 22, T. 14, R. 23 Jason
- 3) **PUBLIC HEARING – Larry Maletta - Re-Plat** to combine lot #485 and #486 in Desert Aire No. 1 creating an approximately .500 acres parcel.
S. 23, T. 14, R. 23 Kristi
- 4) **PUBLIC HEARING – Paul McConkie - Re-plat** of a portion of Farm Unit 116, Block 41 creating one parcel 5.92-acre parcel in the Suburban-1 zone.
S. 25, T. 19, R. 28 Ed

Planning Commission – Questions and Comments

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

**SEPTEMBER 6, 2000
7:00 P.M.**

Review and Approval of August 2, 2000 Planning Commission Minutes

- 1) **PUBLIC HEARING – Ronald Garrison - Plat Alteration** to create two lots from one approximately five (5) acre parcel. Lot #1 is proposed to be approximately 2.4 acres and lot # 2 is to be approximately 2.97 acres. The subject parcel is located in a portion of Farm Unit 153, Block 71, and is located within the Agriculture Zone of Grant County. (00-2935)

S. 2, T. 19, R. 25 Kristi

- 2) **PUBLIC HEARING – Dave Olsen - Plat Alteration** to divide Lot #3 of Shorecrest Estates into two parcels. Each parcel is proposed to be approximately 1.26 acres in size. Subject parcel is located in the Suburban 1 zone of Grant County and is located within the Moses Lake Urban Growth Area Boundary. (00-2938)

S. 8, T. 19, R. 28 Kristi

Planning Commission – Questions and Comments

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

**OCTOBER 4, 2000
7:00 P.M.**

Review and Approval of September 6, 2000 Planning Commission Meeting

- 1) **PUBLIC HEARING – STEVE COX – Re-plat** two parcels (parcel #1 is 88 acres and parcel #2 is 68 acres), into three parcels in the Agriculture zone of Grant County. Proposal is located in a portion of Farm Unit 94 & 98, Irrigation Block 43. (00-2951)

S. 26, T. 18, R. 30 Jason

- 2) **PUBLIC HEARING – ELISEO PEREZ – Plat Alteration** to divide a 9.53 acre parcel into two (2) approximately 4.766 acre parcels in the Open Space Recreation zone of Grant County. Proposal is located in Mattawa Acres #2. (00-2939)

S. 4, T. 14, R. 23 Kristi

Planning Commission – Questions and Comments

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

**NOVEMBER 1, 2000
7:00 P.M.**

Review and Approval of October 4, 2000 Planning Commission Meeting

- 1) **PUBLIC HEARING – SANDRA THOMPSON – Plat Alteration** to combine Lot #32, Lot #33 and Lot #34 of Desert Aire No. 6, Replat No. 2 into one (1) parcel approximately .0500 acres in size. (00-2958)
S. 26, T. 14, R. 23 Jason

- 2) **PUBLIC HEARING – VIC JANSEN – Re-Plat of lots #2 & #3 of the Franz Short Plat** into four (4) lots ranging in size from 2.32 acres to 3.36 acres in the Moses Lake Urban Growth Area (00-2971)
S. 32, T. 19, R. 29 Ed

- 3) **PUBLIC HEARING – GARY MORGAN – PRELIMINARY PLAT TIME EXTENSION** The proponent is seeking a one (1) year time extension to complete the filing of Crystal Springs Phase IV (00-2959)
S. 1, T. 19, R. 28 Damien

- 4) **PUBLIC HEARING – MOSES LAKE ESTATE** The proponent is requesting an amendment to the Planned Unit Development of Phase I, Moses Lake Estate (Dune Lake Farms) (90-1218-D)
S 3, 4 & 9, T. 18, R 28 Damien

Planning Commission – Questions and Comments

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

**DECEMBER 6, 2000
7:00 P.M.**

Review and Approval of November 1, 2000 Planning Commission Minutes.

- 1) **PUBLIC HEARING – D/J LAND AND CATTLE COMPANY –
PRELIMINARY PLAT APPLICATION** for a twenty two (22) lot clustered
subdivision on approximately 113 acres in the Rural Residential 1 zone. (00-2981)
S. 26, T. 21, R. 24 Ed

- 2) **GENERAL DISCUSSION** – Comprehensive Plan Amendments Scott

Planning Commission – Questions and Comments