

**GRANT COUNTY  
PLANNING COMMISSION  
AGENDA**

Chairman: Gary Piercy  
Vice Chairman: Jim Fleming  
Board Members: Wayne Sahli, Al Brower, Kirk Sager, Martell Palmer, Dave Dinges,  
Duane Ehr, and Sandi Edwards  
Secretary: Dorothy Black

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

**JANUARY 3, 2001  
7:00 P.M.**

Review and Approval of December 6, 2000 Planning Commission Minutes

Election of 2001 Planning Commission Officers and re-appointment of Secretary and Alternate Secretary.

1. **PUBLIC HEARING – GARY & ANDI VINCENT – Plat Alteration** to reroute a boundary line between lot #2 of the Eilers Short Plat and lot #3 of the Stierlen Short Plat, thus increasing lot #2 by .06 acres.

S. 36, T. 20, R. 27 Ed

2. **PUBLIC HEARING – DONALD JACOBSON - Unified Development Code Amendment** to allow Mineral Processing (rock crushing) accessory to Extraction Operations as a conditional use in the Rural Remote zones of Grant County.

Ed

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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

**FEBRUARY 7, 2001**

No Agenda Items. Meeting Cancelled

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

**MARCH 7, 2001  
7:00 P.M.**

Review and Approval of January 3, 2001 Planning Commission Minutes

1. **PUBLIC HEARING – Bob Burck – Plat Alteration** to create two lots from lot 1 of Skyview Acres, a 10 acre parcel in the Rural Residential-1 zone.

S. 9, T. 20, R. 26  
Ed

Planning Commission – Questions and Comments

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

**APRIL 4, 2001**

7:00 PM

- 1. PUBLIC HEARING – William Stevens – Re-plat application** to create (2) two lots from an existing 108.44 acre parcel in the Agriculture zone of Grant County.

S. 12, T. 22, R. 27 Jason

- 2. PUBLIC HEARING – Misael Alvarado – Reasonable Use Exemption** to allow the development of a 2.2 acre parcel in the Rural Residential 3 zone of Grant County.

S. 11, T. 19 R. 28 Jason

- 3. PUBLIC HEARING – Bruce Larsen – Reasonable Use Exemption** to allow the development of a 2.2 acre parcel in the Rural Residential 3 zone of Grant County.

S. 11, T. 19, R. 28 Jason

- 4. PUBLIC HEARING – Michael & Carolyn Coombs – Preliminary subdivision** to allow a subdivision of 100 acre into 20 lots in the Rural Residential 1 zone of Grant County.

S. 28, T. 21, R. 24 Kristi

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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

**MAY 2, 2001**  
7:00 PM

Review and Approval of April 4, 2001 Planning Commission Minutes

1. **PUBLIC HEARING – Chamberlain Family Trust – Preliminary Plat** to divide 87 acres into 13 lots in the Rural Residential –1 zone of Grant County. Lots 1 – 12 will range in size from ~1.87 acres to 2.49 acres in (1) one cluster and lot #13 will be 60.48 acres in size and maintained as open space.

S. 21, T. 22, R. 27 Kristi  
00-3012
  
2. **PUBLIC HEARING – Vincent Bryan – Unified Development Code Amendment** to allow agriculturally related Industrial Uses as a Conditional Use in the Recreational Development Zone of Grant County.

Ed  
01-3064
  
3. **PUBLIC HEARING – Carla Barnard – Reasonable Use Exemption** request to allow the development of a single-family dwelling on a 1.02 acre parcel in the Rural Urban Reserve Zone of Grant County.

S. 31, T. 19, R. 29 Kristi  
01-3089

Planning Commission – Questions and Comments

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

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**JUNE 6, 2001 @ 7:00 PM**

**\*\*\* July Planning Commission meeting will be on July 12, 2001 @7:00 PM\*\*\***

Review and Approval of May 2, 2001 Planning Commission Minutes

1. **PUBLIC HEARING – DONALD JACOBSON – Preliminary Plat** to subdivide 71.6 acres in the Rural Residential-1 zone into 14 lots. Thirteen lots will range in size from 1 acre to 2.08 acres in two clusters of 7 and 6 lots each, one lot will be 51.0 acres with 41.72 acres designated as open space.  
S. 18, T. 20, R. 26  
(01-3080) Ron
2. **PUBLIC HEARING - LUIS FARIAS – Reasonable Use Exemption** request to allow the development of a single-family dwelling on lots 5 & 6 of the Wheeler Plat in the Rural Community Zone of Grant County. The existing parcel #12-1147-000 doesn't meet the current density requirements of the Rural Community Zone or (1) one dwelling unit per one (1) acre. (Ordinance 00-121-CC)  
S. 16, T. 19, R. 29  
(01-3075) Kent
3. **PUBLIC HEARING – JON BERGMAN – Reasonable Use Exemption** request to allow the development of a (1/2) one-half acre parcel in the Recreation Development Zone of Grant County. The existing parcel #15-0634-000 does not meet the current density requirements of the Recreation Development Zone, or 1 dwelling unit per 5 acres (Ordinance 00-121-CC).  
S. 18, T. 20, R. 23  
(01-3085) Ed
4. **PUBLIC HEARING – MARK BERGMAN – Reasonable Use Exemption** request to allow the development of a (1/2) on-half acre parcel in the Recreation Development Zone of Grant County. The existing parcel #15-0635-000 does not meet the current density requirements of the Recreation Development Zone or 1 dwelling unit per 5 acres (Ordinance 00-121-CC)  
S. 18, T. 20, R. 23  
(01-3086) Ed
5. **PUBLIC HEARING – RICHARD LARSEN – Reasonable Use Exemption** request to allow a single-family residence to be built on a 2.06 acre parcel in the Agriculture zone. The existing parcel # 19-1121-010 does not meet the current density requirements for the Agriculture zone, or (1) one dwelling unit per (40) forty acres.  
S. 25, T. 18, R. 30  
(01-3103) Kristi
6. **PUBLIC HEARING – MATTHEW & KARI HERMASON – Reasonable Use Exemption** request to allow the development of a 2.2 acre parcel in the Rural Residential 3 Zone of Grant County. The existing parcel #16-0704-000, does not meet the current density requirements of the RR3 Zone or (1) one dwelling unit per 5 acres.  
S. 11, T. 19, R. 28  
(01-3115) Kent
7. **PUBLIC HEARING – 2000 COMPREHENSIVE PLAN AMENDMENTS**

Billie

**Planning Commission – Questions and Comments**

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

**JULY 12, 2001 @ 7:00 PM**

Review and Approval of June 6, 2001 Planning Commission Minutes

Review and Approval of the 2000 Comprehensive Plan Amendment Minutes of May 30, 2001, May 31, 2001, June 6, 2001 and June 14, 2000.

Review, approval and signature of Recommendation directed to the Board of County Commissioners in regards to the 2000 Comprehensive Plan Amendments.

1. **PUBLIC HEARING – JEFF & DONNA SMITH – UNIFIED DEVELOPMENT CODE AMENDMENT** to change Extended Family living from a Prohibited Use to a Discretionary Use in the Urban Residential-3 zones of Grant County.  
(01-3079) Ed
2. **PUBLIC HEARING – DAVID, KAREL AND MELINDA MURPHY – PRELIMINARY PLAT** to allow a subdivision of 57.55 acres in the Rural Residential – 1 zone into 10 lots. The lots will range in size from 5 acres to 6.47 acres.  
(01-3110) S. 18, T. 20, R. 24 Ron
3. **PUBLIC HEARING – BILLY & DeENTA BANGS – REASONABLE USE EXCEPTION** to allow the development of a single family dwelling on approximately 4.75 acres in the Rural Remote zone of Grant County.  
(01-3123) S. 28, T. 15, R. 23 Kevin.
4. **PUBLIC HEARING – MUFFETT & SONS – REPLAT** application to allow the division of an 8.9-acre parcel into two 4.45 acre parcels in the Rural Residential-1 zone of Grant County.  
(01-3128) S. 14, T. 20, R. 26 Kent
5. **PUBLIC HEARING – BRUCE & MICHELLE MATTHEWS – REASONABLE USE EXCEPTION** to allow the development of a single family dwelling on approximately 1 acre in the Rural Community zone of Grant County.  
(01-3157) S. 1, T. 19, R. 28 Kevin

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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

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**AUGUST 1, 2001 @ 7:00 PM**

Review and approval of July 12, 2001 Planning Commission Minutes

1. **PUBLIC HEARING – KURK & JENNIFER COLLEY – Preliminary Plat** to divide approximately 40 acres into eight (8) lots in the Rural Residential – 1 Zone of Grant County.

(01-3126) S. 9, T. 20, R. 26 Ron

2. **PUBLIC HEARING – IGNACIO & ELENA NAVARRETE - Plat alteration** of Mattawa Acres No. 2, Replat No. 5. The proponent is seeking to subdivide approximately 9.56 acres in the Rural Residential-1 zone into 2 lots. The lots will be 4.77 acres each.

(01-3139) S. 3, T. 14, R. 23 Ron

3. **PUBLIC HEARING – JERRY & PAM RAY – Plat alteration** to create 4 lots from 3 parcels of land with a cumulative acres of 21.78 in the Rural Residential-1 zone of Grant County. Lots will range from 5.40 acres to 5.66 acres in size.

(01-3156) S. 34, T. 15, R. 23 Kevin

4. **PUBLIC HEARING – CAROL & VINCENT BRYAN – Unified Development Code Amendment** to allow within the Recreational Development (RD) zone a footnote to the prohibited indicator on page 76 line 10, Table 5 Chapter 23.04 listing criteria specifying and limiting agriculturally related industrial uses permitted in the RD zone. This proposal will only apply to land with the RD zoning.

(01-3172) Ed

**Planning Commission – Questions and Comments**

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

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**SEPTEMBER 5, 2001 @ 7:00 PM**

Review and approval of August 1, 2001 Planning Commission Minutes

**1) PUBLIC HEARING – John & Patricia Heffner – Reasonable Use Exemption** to allow the development of a single family dwelling on a one (1) acre parcel in the Shoreline Development 3 zone of Grant County.

(01-3179) S. 20, T. 24, R. 27 Kent

**2) PUBLIC HEARING – Larry & Preta Laughlin – Unified Development Code Amendment** to allow water ski lakes of less than fifteen (15) acres in surface area included in the definition of Small Scale Recreation and Tourism.

(01-3184) Ed

**Planning Commission – Questions and Comments**

- Update on September 26, 2001 hearing regarding Desert Aire.

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

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**OCTOBER 3, 2001  
7:00 P.M.**

Review and Approval of September 5, 2001 Planning Commission Minutes.

1. **PUBLIC HEARING – ROLLIE CLARK – Re-plat** of 10 acres into two 5-acre parcels in the Rural Residential-1 Zone of Grant County.  
(01-3182) S. 14, T. 16, R. 26 Ed
  
2. **PUBLIC HEARING – GRANT COUNTY PLANNING STAFF - Unified Development Code Amendment** to amend the Unified Development Code Chapter 23.04 Zoning Districts, to allow the location of Accessory Uses located on a parcel of ground within the unincorporated areas of Grant County prior to the location of the primary use.  
(01-3190) Billie
  
3. **PUBLIC HEARING – RICHARD & JODY OHNSTAD -Reasonable Use Exception** to allow the development of a single-family dwelling on a 2.34-acre parcel in the Agriculture Zone of Grant County.  
(01-3208) S. 11, T. 21, R.28 Kent

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

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**NOVEMBER 7, 2001  
7:00 P.M.**

Review and Approval of October 3, 2001 Planning Commission Minutes

1. **PUBLIC HEARING – WILLIAM PERDUE – Rezone** of a 6.2-acre parcel from Public Facility to Urban Light Industrial.  
S. 32, T. 20, R. 28 Ed (01-3200)
2. **PUBLIC HEARING – MARY FLANNERY – Replat** application to allow the division of a .60-acre parcel into two .30-acre parcels in the Urban Residential-3 zone of Grant County.  
S. 4, T. 19, R. 28 Kevin (01-3201)
3. **PUBLIC HEARING – RICHARD & JODY OHNSTAD – Reasonable Use Exception** to allow the development of a single family dwelling on a 2.34 acre parcel in the Agriculture zone of Grant County.  
S. 11, T. 21, R. 28 Kent (01-3208)
4. **PUBLIC HEARING – DAVID & JUANITA NEISINGER – Reasonable Use Exception** to allow residential development rights on a 4.5 acre site, made up of two parcels in the Rural Residential –1 zone of Grant County.  
S. 2, T. 21, R. 26 Ed (01-3217)
5. **PUBLIC HEARING – RONALD KREGER – Replat** application to allow a lot consolidation of lots 27 & 28 Sunland Estate No. 2 in the Shoreline Development-4 zone of Grant County. (*Continuance requested – see Letter in file*)  
S. 1, T. 18, R. 22 Kent ( 01-3226)
6. **PUBLIC HEARING – MATHEW & KIM GOSNEY - Replat** application to allow consolidation of lots 326 & 327 in Desert Aire #1 subdivision in the Rural Village Residential-1 zone of Grant County  
S. 22, T. 14, R. 23 Kevin (01-3235)
7. **PUBLIC HEARING – DESERT AIRE RURAL VILLAGE DEVELOPMENT REGULATIONS** continued hearing from October 17, 2001.

**PLANNING COMMISSION – Questions and Comments**

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

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**DECEMBER 5, 2001  
7:00 P.M.**

Review and Approval of November 7, 2001 Planning Commission Minutes

1. **PUBLIC HEARING – LINDA RIES –Re-plat** application to allow the division of lot 135 of Larson Subdivision into two parcels.  
S. 4, T. 19, R. 28 Ed (01-3225)
2. **PUBLIC HEARING – THOMAS DOBBIN & LOIS KNUTSON – Re-plat** application to allow the consolidation of lots 140 & 141 in Desert Aire #2 in the Rural Village Residential-1 zone of Grant County.  
S. 27, T. 14, R. 23 Kent (01-3234)
3. **PUBLIC HEARING – GRANT COUNTY BOARD OF COUNTY COMMISSIONERS – Ordinance** consistent with the Comprehensive Plan, establishing a Hearing Examiner.  
Ed (01-3249)
4. **PUBLIC HEARING – GLEN BELLOWS –Reasonable Use Exception** to allow development of a single-family dwelling on approximately 2.81 acres in the Rural Residential-1 zone of Grant County.  
S. 32, T. 21, R. 26 Billie (01-2137)
5. **PUBLIC HEARING – BARBARA & MARTEN LONG – Re-plat** application to allow the consolidation of lots 13 & 14 in Desert Aire #6 in the Rural Village Residential-1 zone of Grant County.  
S. 26, T. 14, R. 23 Kevin (01-3238)
6. **PUBLIC HEARING – RONALD KREGER – Re-plat** application to allow consolidation of lots 27 & 28 Sunland Estate No. 2 in the Shoreline Development-4 zone of Grant County. (*Continuance requested to January, 2002 – see Letter in file*)  
S. 1, T. 18, R. 22 Kent (01-3226)
7. **PUBLIC HEARING – DESERT AIRE RURAL VILLAGE DEVELOPMENT REGULATION** – continued from November 7, 2001.

**PLANNING COMMISSION** – Questions and Comments