

GRANT COUNTY PLANNING COMMISSION AGENDA

Chairman: Gary Piercy
Vice Chairman: Jim Fleming
Board Members: Wayne Sahli, Al Brower, Kirk Sager, Martell Palmer, and Sandi Edwards
Secretary: Dorothy Black
Alternate Secretary: Becky Purcell

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

**JANUARY 2, 2002
7:00 P.M.**

Review and Approval of December 5, 2001 Planning Commission Minutes

Review and Approval Desert Aire Development Regulations Minutes of Sept. 26, 2001, October 17, 2001, November 5, 2001 and December 5, 2001.

Election of 2002 Planning Commission Officers and re-appointment of Secretary and alternate Secretary.

- 1. PUBLIC HEARING – RONALD KREGER –Lot Consolidation** of lots 27 & 28 of Sunland Estates No. 2 in the Shoreline Development –4 zone of Grant County.
(01-3226) S. 1, T. 18, R. 22 Kent
- 2. PUBLIC HEARING – KEVIN & STEPHANIE BURGESS – Minor Zone Change** of two parcels from the Urban Residential-3 zone to Urban Commercial –2 zone.
(01-3240) S. 16, T. 19, R. 28 Ed
- 3. PUBLIC HEARING – VICTOR JANSEN – Minor Zone Change** of a 23.44-acre parcel from Urban Residential-3 zone to Urban Residential –2 zone.
(01-3248) S. 8, T. 19, R. 28 Ed
- 4. PUBLIC HEARING – STEVE FRANKS – Re-Plat** of blocks 41 & 42 in Grant Orchards to consolidate both blocks into one in the Rural Residential –1 Zone of Grant County.
(01-3247) S. 29, T. 22, R. 27 Kent
- 5. PUBLIC HEARING - GENE & JUANITA LONGACRE – Minor Zone Change** of a 40-acre parcel from Agriculture zone to Rural Residential-1 zone.
(01-3243) S. 27, T. 22, R. 27 Ed
(01-3244)

PLANNING COMMISSION – Questions and Comments

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

**FEBRUARY 6, 2002
7:00 P.M.**

Review and Approval of January 2, 2002 Planning Commission Minutes

1. **PUBLIC HEARING – *Ralph & Josephine Bacon* – Replat/Lot Consolidation** of lots 324 & 325 of Desert Aire #1 in the Rural Village Residential-1 zone of Grant County.
(01-3252) S. 22, T. 14, R. 23 Kevin Cricchio
2. **PUBLIC HEARING – *David Rang* – Reasonable Use Exception** to allow the development of a single-family dwelling on a 2.90 acre parcel in the Agricultural zone of Grant County.
(01-3261) S. 19, T. 20, R. 24 Kent Ziemer
3. **PUBLIC HEARING – *Norman & Thelma Buckley* – Reasonable Use Exception** to allow development of a single-family dwelling. This subject parcel is currently undergoing a two-lot subdivision of 23.02 acres pursuant to a court order. This reasonable use permit is for lot #1, which is approx. 10 acres in size in the Agricultural zone of Grant County.
(01-3253) S. 27, T. 21, R. 28 Kevin Cricchio
4. **PUBLIC HEARING – *Juanita Longacre* – Preliminary Plat** to subdivide a 40-acre parcel into eight, five-acre lots in the Rural Residential-1 zone of Grant County.
(01-3265) S. 27, T. 22, R. 27 Ed Harrell
5. **PUBLIC HEARING – *Richard Littleton* – Preliminary Plat** to subdivide a 39.71 acre parcel into eight, 4.85 acre lots in the Rural Residential-1 zone of Grant County.
(01-3265) S. 2, T. 21, R. 26 Kevin Cricchio

Planning Commission – Questions and Comments

- Time line update regarding 2001 Comprehensive Plan Amendments

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

**MARCH 6, 2002
7:00 P.M.**

Review and Approval of February 6, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING – Maiers Enterprises, LLC. – Unified Development Code Amendment** to permit Mineral Extraction as a Discretionary or Conditional Use in the Urban and Rural Heavy Industrial Zones and on parcels already containing a valid and legal asphalt plant.
(01-3205) Ed Harrell

2. **PUBLIC HEARING – Jerry & Janet Alfarone –Replat/Lot Consolidation** of lots 224 & 225 in Desert Aire #1 in the Rural Village Residential-1 zone of Grant County.
(01-3273) S. 22, T. 14, R. 23 Richard Honey

3. **PUBLIC HEARING – James Morfield – Replat/Lot Consolidation** of Lots 364 & 365 in Desert Aire #1 in the Rural Village Residential-1 zone of Grant County.
(01-3272) S. 22, T. 14, R. 23 Kent Ziemer

4. **PUBLIC HEARING – FRANK & MARY PAT HOLDREN – Reasonable Use Exception** to allow the development of a single-family dwelling on a 1.22 acre parcel in the Rural Residential-2 zone of Grant County.
(02-3279) S. 9, T. 18, R. 29 Kent Ziemer

5. **PUBLIC HEARING – GRANT COUNTY PLANNING – Unified Development Code Amendment** to change the Definition section as it relates to the definition of an airstrip; to change Table 4 in Section 23.04 Agriculture from prohibited to conditional use permit and set general standards for Section 23.08.040 Airfields and Airstrips.
(02-3285) Billie Sumrall

6. **PUBLIC MEETING – 2001 COMPREHENSIVE PLAN AMENDMENT PROCESS –** Setting of hearing dates for the Planning Commission review of the proposed 2001 Comprehensive Plan Amendments.
Billie Sumrall

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

**APRIL 3, 2002
7:00 P.M.**

Review and Approval of March 6, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING – Maiers Enterprises, LLC. – Unified Development Code Amendment** to permit Mineral Extraction as a Discretionary or Conditional Use in the Urban and Rural Heavy Industrial Zones and on parcels already containing a valid and legal asphalt plant.

(01-3205) Ed Harrell

2. **PUBLIC HEARING – Larry Hall - Minor Zone** Change of three separate parcels from Public Facility, Urban Residential and Urban Residential-4 to Urban Light Industrial and Urban Commercial-1 zone. The Comprehensive Plan land use designation is Industrial or Commercial.

(02-3287) S. 32, T. 20, R. 28 Ed Harrell

Planning Commission – Questions and Comments

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

**MAY 1, 2002
7:00 P.M.**

Review and Approval of April 3, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING – Maiers Enterprises, LLC. – Unified Development Code Amendment** to permit Mineral Extraction as a Discretionary or Conditional Use in the Urban and Rural Heavy Industrial Zones and on parcels already containing a valid and legal asphalt plant.

(01-3205) Ed Harrell

2. **PUBLIC HEARING – Roger & Nancy Schmahl – Replat/Lot Consolidation** of lots 464 & 465 in Desert Aire #1 in the Rural Village Residential-1 zone of Grant County.

(02-3282) S. 22, T. 14, R. 23 Kent Ziemer

3. **PUBLIC HEARING – Robert DeLeon – Preliminary Long Plat** to subdivide a 46.05 acre parcel into 9 lots of various sizes in the Rural Residential-1 & Rural Residential-3 zones of Grant County.

(02-3288) S. 15 & 16, T. 20, R. 28 Kevin Cricchio

4. **PUBLIC HEARING – Brian & Julie Haskins – Replat/Lot Consolidation** of lots 29 & 30 in Desert Aire #6 in the Rural Village Residential-1 zone of Grant County.

(02-3313) S. 26, T. 14, R. 23 Kent Ziemer

5. **PUBLIC HEARING – Paul & Beatrice Johnson – Replat/Lot Consolidation** of Lots 42 & 43 in Desert Aire #1 located in the Rural Village Residential-1 zone of Grant County.

(02-3322) S. 23 & 26, T. 14, R. 23 Richard Honey

6. **PUBLIC HEARING – CHAMBERLAIN FAMILY TRUST – REPLAT** of the approved Desert View Acres Preliminary Plat to establish a three-phase development plan.

(02-3336) S. 21, T. 22, R. 27 Richard Honey

Planning Commission – Questions and Comments

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

**JUNE 5, 2002
7:00 P.M.**

Review and Approval of May 1, 2002 Planning Commission Minutes.

Review and Approval of 2001 Comprehensive Plan Amendment Minutes (March 27, 2002, April 3, 2002 and May 1, 2002)

- 1. PUBLIC HEARING – Grant County Planning – Minor Zone change** to be compatible with the Port of Moses Lake Master Plan for the Grant County Airport in accordance with the 2000 Comprehensive Plan Amendment.
(02-3284) Billie Sumrall
- 2. PUBLIC HEARING – Vince & Nancy McKinlay – Minor Re-zone** to allow residential development of Lot #1, Block #1 of Schawana Plat. The rezone is to change the existing zone from Rural General Commercial to Rural Community.
(02-3347) S. 3, T. 15, R 23 Kevin Cricchio
- 3. PUBLIC HEARING - Thomas Johnson – Reasonable Use Exception** to allow construction of a duplex on a 15,874 sq. ft. lot in the Rural Residential-2 zone. Permitted residential density in the RR-2 zone is one dwelling unit per five acres.
(02-3364) S. 3,T. 18, R. 28 Ed Harrell
- 4. PUBLIC HEARING – Anna Reffett – Reasonable Use Exception** to allow residential development on a 38.67-acre parcel in the Agricultural zone.
(02-3367) S. 25, T. 20, R. 28 Kevin Cricchio

Planning Commission – Questions and Comments

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

**JULY 3, 2002
7:00 P.M.**

Review and Approval of June 5, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING –Victor Jansen – Preliminary Plat** of 25.03 acres into 18 lots ranging in size from 1 acre to 2.19 acres in the Urban Residential-2 Zone of Grant County.

02-3354
S. 8, T. 19, R. 28
Ed Harrell-Project Planner
Scott Clark – Project Presenter

Planning Commission – Questions and Comments

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

AUGUST 7, 2002

7:00 P.M.

Review and Approval of July 3, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING – John & Elsa Vittone – Preliminary Plat** of 63.13 acres into 6 lots in the Urban Residential-2 zone of Grant County. Lots 1 through 4 will be 9.94 acres and lots 5 & 6 will be 10.06 acres in size.

02-3390
S. 14, T. 20, R. 25
Kevin Cricchio -Project Planner

2. **PUBLIC HEARING – Everett Brissey – Minor Rezone** request to change the land use zone of several parcels (approximately 11 acres) in the Trinidad area from Rural Remote to Rural Community.

02-3391
S. 18, T. 20, R. 23
Ed Harrell – Project Planner

3. **PUBLIC HEARING – Grant County Planning – UDC Amendment**
 - A) To the setbacks changing from ten (10) feet to five (5) feet and;
 - B) To the square footage allowable of an Identification and/or advertising sign to thirty-two (32) square feet.

02-3406
Billie Sumrall – Project Planner

4. **PUBLIC HEARING – Bea Stump – Site Plan Review** to allow the construction of an approximate 1,728 square foot satellite realty office on approximately .70 acre in the Urban Commercial-1 zone of Grant County.

02-3409
S. 32, T. 20, R. 28
Kevin Cricchio – Project Planner

Planning Commission – Questions and Comments

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

SEPTEMBER 4, 2002 @ 7:00 P.M.

Review and Approval of August 7, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING - Martell Palmer - Minor Zone Change** of 30 acres from Rural Urban Reserve to the Rural Freeway Commercial zone.

02-3425 S. 33, T. 19, R. 29
Billie Sumrall - Project Planner

2. **PUBLIC HEARING – Daniel & Virginia Dietrich – Replat** to allow the consolidation of lots 1, 2 & 3 of Whites Addition to Lakeview Country Club Phase #4 in the Urban Residential-2 of Grant County.

02-3403 S. 25, T. 22, R. 26
Kent Ziemer - Project Planner

3. **PUBLIC HEARING – Bill & Rosalie Wilcox – Replat** to allow the consolidation of lots 4 & 5 of Whites Addition to Lakeview Country Club Phase #5 in the Urban Residential-2 of Grant County.

02-3403 S. 25, T. 22, R. 26
Kevin Cricchio – Project Planner

4. **PUBLIC HEARING – Glen Knopp, Inland Tarp – Minor Zone Change** of four separate parcels from Rural Residential I to Rural Light Industrial.

02-3381 S. 26, T. 19, R. 27
Billie Sumrall - Project Planner

5. **PUBLIC HEARING – Sun Canyon – Minor Zone Change** of 809 acres from Rural Remote and Rural Residential-1 zones to Master Planned Resort.

02-3418 S. 15 & 22, T. 18, R. 23
Ed Harrell - Project Planner

6. **PUBLIC HEARING - Grant County - Uniform Development Code Amendment** - affecting: Agriculturally Related Industry & Activities; Emergency Services Facilities; Extended Family Living Arrangements; Accessory Dwelling Unit Size and Scale; and Site Plan Review.

02-3413
Ed Harrell - Project Planner

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

OCTOBER 2, 2002 @ 7:00 P.M.

Review and Approval of September 4, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING – Keith Hansen – Preliminary Long Plat** of 34.71 acres into 30 lots in the Urban Residential 2 zone of Grant County.
(02-3345) S. 30, T. 19 R. 28
Kevin Cricchio – Project Planner
2. **PUBLIC HEARING – Banks Lake Developers Inc. – Preliminary Long Plat** of 125 acres in the Rural Residential –2 zone of Grant County. The proposed lot size average is five (5) acres.
(02-3426) S. 29, T. 28 R. 30
Kent Ziemer – Project Planner
3. **PUBLIC HEARING – Steve Roylance – Reasonable Use Exception** to allow development of a single family dwelling on a 1.13 acre parcel in the Agricultural zone of Grant County.
(02-3419) S. 13, T. 17, R. 29
Kent Ziemer – Project Planner
4. **PUBLIC HEARING - Ron Palelek – Minor Zone Change** to change the land use zone of approximately 144 acre from Rural Remote to Rural Freeway Commercial zone of Grant County.
(02-3420) S. 8, T. 18, R. 23
Billie Sumrall – Project Planner
5. **PUBLIC HEARING – Mary Kile – Reasonable Use Exception** to allow the development of a duplex family dwell on a .29 acre parcel in the Rural Residential –2 zone of Grant County.
(02-3432) S. 3, T. 18, R. 28
Kent Ziemer – Project Planner
6. **PUBLIC HEARING – Granco Federal Credit Union – Reasonable Use Exception** to allow the development of vacant acreage into a single-family residence in the Rural Residential –1 zone of Grant County.
(02-3437) S. 21, T. 21, R. 26
Kevin Cricchio – Project Planner

PLANNING COMMISSION – Questions & Comments

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

NOVEMBER 6, 2002 @ 7:00 P.M.

Review and Approval of October 2, 2002 Planning Commission Minutes.
Rescheduling of January 2003 meeting as it is currently scheduled for January 1,
2003.

1. **PUBLIC HEARING – Robert & Kristin Miller** – *Re-plat* of Tract 9 and a portion of Tract 10 of the White Trail Tracts into two lots in the Rural Community zone of Grant County

S. 6, T. 19, R. 24 (02-3463)
Kevin Cricchio – Project Planner
2. **PUBLIC HEARING – Lawrence E. Tudor** – *Reasonable Use Exception* to allow a single family dwelling unit on a 2.05 acre parcel in the Agricultural zone of Grant County.

S. 31, T. 18 R. 29 (02-3450)
Hector Torres – Project Planner
3. **PUBLIC HEARING – Clifford R & Ruth S. Naser** – *Re-plat* to allow the consolidation of lots 411 & 494 of Desert Aire Division 1 into 1 parcel in the Rural Village Residential –1 zone of Grant County.

S. 22, T. 14, R. 23 (02-3456)
Hector Torres – Project Planner
4. **PUBLIC HEARING – Grant County** – *Unified Development Code Amendment* to change the side and rear yard setback requirement from ten (10) feet to five (5) feet in the Urban Zoning districts where residential use is allowed.

(02-3466)
Billie Sumrall – Project Planner
5. **PUBLIC HEARING – Huck Goodrich** – *Minor Zone Change* of three somewhat contiguous parcels from Agricultural to Urban Residential 2.

S. 3, T. 18, R. 23 (02-3466)
Billie Sumrall – Project Planner

Planning Commission – Questions & Comments

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

DECEMBER 4, 2002 @ 7:00 P.M.

Review and Approval of November 6, 2002 Planning Commission Minutes.

1. **PUBLIC HEARING – Paul Bernsen – Preliminary Plat** to allow subdivision of 21.29 acres into 48 lots in the Urban Residential –2 zone of Grant County.
File # 02-3433
S. 3, T. 18, R. 28
Ed Harrell – Project Planner

2. **PUBLIC HEARING – Arlo Leishman – Preliminary Plat** to allow the subdivision of 29 acres into 21 lots in the Rural Community zone of Grant County.
File # 02-3414
S. 1 & 12, T. 19, R. 28
Ed Harrell – Project Planner

3. **PUBLIC HEARING – Wayne & Janet Wicks – Replat** to allow the consolidation of Lots 24, 25, 26 & 27 of Sunland Estates, Division #2, Block #9 in the Shoreline Development-4 zone of Grant County.
File # 02-3477
S. 2, T. 18, R. 22
Kevin Cricchio – Project Planner

4. **PUBLIC HEARING – Rashell Denning – Replat** to allow the consolidation of Lots 407 & 408 of Desert Aire #1 located in the Rural Village Residential –1 zone of Grant County.
File # 02-3492
S. 22, T. 14, R. 23
Kevin Cricchio – Project Planner

Planning Commission – Questions and Comments