

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Gary Piercy  
Vice Chairman: Jim Fleming  
Board Members: Ollie Click, Lee Graham, Bill Bailey, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**JANUARY 5, 2005 @ 7:00 P.M.**

- 1. PUBLIC HEARING – Martin Arreola – Minor Zone Change** for a 19.75-acre parcel zoned Rural Residential - 3 (RR-3) to Rural Community (RC).

File # 04-3959  
S. 34, T. 16; R. 23  
Hector Torres - Project Planner

- 2. PUBLIC HEARING – Stephen Thorsen – Re-plat** consolidating lots 212 & 213 of Desert Aire # 1 into one lot in the Rural Village Residential – 1 Zone of Grant County.

File # 04-3969  
S. 23, T. 14; R. 23  
Billie Sumrall - Project Planner

- 3. PUBLIC HEARING – Margaret Schiffner – Minor Zone Change** for a 40.5-acre parcel from Agriculture Low Density Residential (R-1) to Rural Residential – 1 (RR-1).

File # 04-3970  
S. 6, T. 19; R. 28  
Billie Sumrall - Project Planner

- 4. PUBLIC HEARING – Ron Gear – Minor Zone Change** changing the zoning from Urban Residential - 3 (UR-3) to Urban Residential - 2 (UR-2).

File # 04-3985  
S. 8; T. 19; R. 28  
Billie Sumrall - Project Planner

- 5. PUBLIC HEARING – Ron Gear – Re-plat** will consist of dividing an existing parcel into two equal acreages.

File # 04- 3986  
S. 8; T. 19; R. 28  
Billie Sumrall - Project Planner

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Gary Piercy  
Vice Chairman: Jim Fleming  
Board Members: Ollie Click, Lee Graham, Bill Bailey, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**FEBRUARY 2, 2005 @ 7:00 P.M.**

- 1. PUBLIC HEARING – Steve Bates – Minor Zone Change** for a 5.59-acre parcel zoned Agriculture with a Comprehensive Plan Land Use Designation of Low Density Residential (UR-2). The applicant desires a zone change to Urban Residential 2 in order to make the zoning consistent with the R-1 land use designation and facilitate a three (3) lot short plat.

File # 04-3996  
S. 7, T. 20; R. 24  
Billie Sumrall - Project Planner

- 2. PUBLIC HEARING – Clint Brown – Minor Zone Change and Re-Plat** of existing parcels, Lots 1 and 2, Cascade Heights Short Plat into four equal parcels (1.25 acres each) and to change the zoning from Urban Residential 3 to Urban Residential 2 to bring the parcels in compliance with the Comprehensive Plan designation.

File # 04-4000 & # 04-4401  
S. 20, T. 19; R. 28  
Billie Sumrall - Project Planner

- 3. PUBLIC HEARING – Comprehensive Plan Amendments:** Pursuant to the Final Decisions and Orders of the Eastern Washington Growth Management Hearings Board, two (2) Amendments to the Grant County Comprehensive Plan: 1) Amending the City of Ephrata Urban Growth Area by eliminating approximately 13 acres from the UGA and re-designating it as Rural Residential 1; and, 2) Amending the maximum density in the Rural Residential 2 land use designation to 1 dwelling unit per 5 acres.

File #05-4017  
1) Ephrata UGA: Township 21 N., Range 26 E.,  
Section 22, W.M., Grant County WA. Parcels:  
160862007, 160862015, 160862019, 160853001,  
160862014, 160862018, 160862020.  
2) Rural Residential 2: Countywide rural lands.  
Scott Clark & Hector Torres - Project Planners

Planning Commission – Questions and Comments

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

---

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

---

**MARCH 2, 2005 @ 7:00 P.M.**

1. **PUBLIC HEARING – Bill Cowin – Long Plat** - for the subdivision of a 108.07± -acre parcel into twenty one (21) lots in the Rural Residential 1 (RR-1) Zone of Grant County.  

File # 04-3940      S. 23, T. 18; R. 23  
Dorothy Black - Project Planner
2. **PUBLIC HEARING – Grant County Housing Authority – Re-Plat** of Lots 318, 326 and 333 of the Larson Subdivision Plat which lies in the Urban Residential –3 Zone of Grant County.  

File # 04-3952      S. 4, T. 19; R. 28  
Dorothy Black - Project Planner
3. **PUBLIC HEARING – Oneida Nunez – Reasonable Use Exception** to allow the development of single-family dwelling on a 3-acre parcel in the Agriculture Zone of Grant County.  

File # 04-3988      S. 28, T. 26; R. 30  
Dorothy Black - Project Planner
4. **PUBLIC HEARING – Ed King – Reasonable Use Exception** to allow the development of a single-family dwelling on a 4.08-acre parcel in the Agriculture (AG) Zone of Grant County.  

File # 05-4009      S. 26, T. 22; R. 27  
Igor Shaporda - Project Planner
5. **PUBLIC HEARING – Russ Fode – Minor Zone Change** for a 92.7-acre parcel zoned Agriculture with a Comprehensive Plan Land Use Designation of Industrial (Urban). The applicant is seeking a zone change to Heavy Industrial.  

File # 05-4008      S. 16, T. 19; R. 29  
Hector Torres - Project Planner
6. **PUBLIC HEARING – Comprehensive Plan Amendments:** Pursuant to the Final Decisions and Orders of the Eastern Washington Growth Management Hearings Board, two (2) Amendments to the Grant County Comprehensive Plan: 1) Amending the City of Ephrata Urban Growth Area by eliminating approximately 13 acres from the UGA and re-designating it as Rural Residential 1; and, 2) Amending the maximum density in the Rural Residential 2 land use designation to 1 dwelling unit per 5 acres.  

File #05-4017  
1) Ephrata UGA: Township 21 N., Range 26 E., Section 22, W.M., Grant County WA. Parcels: 160862007, 160862015, 160862019, 160853001, 160862014, 160862018, & 160862020.  
2) Rural Residential 2: Countywide rural lands.  
Scott Clark & Hector Torres - Project Planners

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**APRIL 27, 2005 @ 7:00 P.M.**

**2004 COMPREHENSIVE PLAN AMENDMENT APPLICATIONS**

- 2004-01**      **Larry & Preta Laughlin**, Winchester, Land Use Designation Change from Agricultural Resource to Master Plan Resort.
- 2004-02**      **Familigia L.L.C.**, Gorge, Land Use Designation Change from Agricultural Resource to MPR (Master Planned Resort).
- 2004-03**      **Martin Hanson & Neighbors**, Gorge, Land Use Designation Change from Agricultural Resource to Rural Residential –1 (RR-1).
- 2004-04**      **Duane Mitchell**, Ephrata, Land Use Designation Change from Agricultural Resource to Rural Residential – 1 (RR-1).
- 2004-05**      **Ivor Goodrich**, Moses Lake, Land Use Designation Change from Low Density Residential to Medium Density Residential.
- 2004-06**      **Harvey Ottmar**, Moses Lake (Wheeler Corridor), UGA Boundary Change & Land Use Designation from Agricultural Resource to Commercial.
- 2004-07**      **Stuart & Carmel O'Byrne**, Moses Lake (Westshore Drive), UGA Boundary Change & Land Use Designation change from Rural Residential – 1 (RR-1 & 2) to Low Density Residential (R-2).
- 2004-08**      **City of Moses Lake – Diane and Larry Campbell**, Moses Lake (Wheeler Corridor), UGA Boundary Change & Land Use Designation change from Rural Industrial to Urban Industrial.
- 2004-09**      **City of Quincy**, Quincy (Port property N.E. of City), UGA Boundary Change and Land Use Designation change Rural Industrial to Urban Industrial.
- 2004-10**      **City of Soap Lake**, Soap Lake (North of City Limits), UGA Boundary Change and Land Use Designation change from Rural Residential-1 to Urban Residential.
- 2004-11**      **City of Soap Lake**, Soap Lake (Northeast of City Limits), UGA Boundary Change and Land Use Designation change from Rural Residential-1 to Urban Public Facilities.
- 2004-12**      **Town of Coulee City**, Coulee City (South of City Limits) UGA Boundary Change and Land Use Designation to Urban Public Facilities.

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

---

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

---

**MAY 4, 2005 @ 7:00 P.M.**

1. **PUBLIC HEARING – David Sparks – Minor Zone Change** of four parcels totaling ~110 acres zoned Rural General Commercial with a Comprehensive Plan Land Use Designation of Urban Commercial. The applicants desire a zone change to Urban Commercial - 2 in order to make the zoning consistent with the Urban Commercial land use designation.

File # 05-4058                      S. 31, T. 19; R. 29  
Dorothy Black - Project Planner

2. **PUBLIC HEARING – Grant County Planning – UDC Amendment** – The following are a continuation of the April 6, 2005 Meeting:

05-4038                      An amendment to the Landscaping Standards in the Development Standards, Chapter 23.12 of the UDC; and  
05-4038-01                      Chapter 22.04 Land Division of the UDC by adding a new section that would provide an alternative method for extinguishing and/or relocating utility easements.

File # 05-4038  
Dorothy Black - Project Planner

3. **PUBLIC HEARING – Grant County Planning – UDC Amendment** to Chapter 22.04.020 (a) (8) Boundary Line Adjustment of the UDC.

File # 05-4072  
Dorothy Black - Project Planner

4. **PUBLIC HEARING – Grant County Planning – 2004 Comprehensive Plan Amendments** – The following are a continuation of the April 27, 2005 Meeting:

**2004-07**                      **Stuart & Carmel O’Byrne**, Moses Lake (Westshore Drive), UGA Boundary Change & Land Use Designation change from Rural Residential – 1 (RR-1 & 2) to Low Density Residential (R-2).

**2004-08**                      **City of Moses Lake – Diane and Larry Campbell**, Moses Lake (Wheeler Corridor), UGA Boundary Change & Land Use Designation change from Rural Industrial to Urban Industrial.

**2004-09**                      **City of Quincy**, Quincy (Port property N.E. of City), UGA Boundary Change and Land Use Designation change Rural Industrial to Urban Industrial.

**2004-10**                      **City of Soap Lake**, Soap Lake (North of City Limits), UGA Boundary Change and Land Use Designation change from Rural Residential-1 to Urban Residential.

**2004-11**                      **City of Soap Lake**, Soap Lake (Northeast of City Limits), UGA Boundary Change and Land Use Designation change from Rural Residential-1 to Urban Public Facilities.

**2004-12**                      **Town of Coulee City**, Coulee City (South of City Limits) UGA Boundary Change and Land Use Designation to Urban Public Facilities.

Hector Torres & Billie Sumrall

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker  
and Blair Fuglie  
Secretary: Sonja Baker

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

**JUNE 1, 2005 @ 7:00 P.M.**

- 1. PUBLIC HEARING – Grant County Planning – UDC Amendment** to the Landscaping Standards in the Development Standards, Chapter 23.12. This is a continuation of the April 6, and May 4, 2005 Meetings.

File # 05-4038  
Dorothy Black - Project Planner

- 2. PUBLIC HEARING – ASPI Group– Minor Zone Change** for eleven (11) parcels totaling approximately 241.94 acres from Urban Light Industrial with a Comprehensive Plan Land Use Designation of Commercial Industrial (Urban). The applicant is seeking a zone change to Urban Commercial – 1.

File # 05-4041  
S. 4, T. 20, R. 28  
Hector Torres- Project Planner

Planning Commission – Questions and Comments

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

---

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

---

**JULY 6, 2005 @ 7:00 P.M.**

- 1. PUBLIC HEARING – ASPI Group– Minor Zone Change** for eleven (11) parcels totaling approx. 241.94 acres from Urban Light Industrial with a Comprehensive Plan Land Use Designation of Commercial Industrial. The applicant is seeking a zone change to Urban Commercial – 1.

File # 05-4041                      S. 4, T. 20, R. 28  
Hector Torres- Project Planner

- 2. PUBLIC HEARING – ASPI Group– Binding Site Plan** creating twenty-one (21) lots and twenty (20) pads from approx. 200 acres, for commercial development.

File # 05-4034                      S. 4, T. 20, R. 28  
Hector Torres- Project Planner

- 3. PUBLIC HEARING – Silvestre Gonzalez – Reasonable Use Exception** to allow the placement of a manufactured home for residential use on a 3.92-acre parcel in the Rural Residential-1 zone of Grant County.

File # 05-4052                      S. 24, T. 19, R. 27  
Igor Shaporda - Project Planner

- 4. PUBLIC HEARING – Habitat for Humanity – Replat** of Lot 627 of the Larson Subdivision Plat for the development of a duplex with the centerline of the duplex being split by the dividing line between proposed lots 1 and 2 in the Urban Residential – 3 zone of Grant County.

File # 05-4074                      S. 32, T. 20, R. 28  
Billie Sumrall - Project Planner

- 5. PUBLIC HEARING – Jim Tribble – Replat** of Lots 133 and 134 of Desert Aire #1 Plat. This re-plat will decrease the number of lots from 2 to 1. The total land area is approximately .35 acres located in the Rural Village Residential - 1 zone of Grant County.

File # 05-4080                      S. 22, T. 14, R. 23  
Dorothy Black - Project Planner

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**AUGUST 3, 2005 @ 7:00 P.M.**

1. **PUBLIC HEARING – Silvestre Gonzalez – Reasonable Use Exception** to allow the placement of a manufactured home for residential use on a 3.92-acre parcel in the Rural Residential-1 zone of Grant County. This is continued from the July 1, 2005 agenda.

File # 05-4092  
S. 24, T. 19, R. 27  
Igor Shaporda - Project Planner

2. **PUBLIC HEARING – Robert Witte – Long Plat** of two (2) parcels totaling ~71.15 acres into fourteen (14) lots in the Rural Residential 1 (RR-1) Zone of Grant County.

File # 04-3926  
S. 19, T. 22, R. 27  
Hector Torres- Project Planner

3. **PUBLIC HEARING – Daniel Hansen – Reasonable Use Exception** To allow the development of a single-family dwelling on a 2.42-acre parcel in the Rural Residential-2 (RR-2) Zone of Grant County.

File # 05-4097  
S. 6, T. 18, R. 29  
Igor Shaporda - Project Planner

4. **PUBLIC HEARING – Loren McIntyre – Minor Zone Change** from Urban Residential 3 to Urban Residential 2 to reflect the change in Comprehensive Plan land use designation as a result of the 2002 amendment process.

File # 05-4107  
S. 8, T. 19, R. 28  
Billie Sumrall - Project Planner

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**SEPTEMBER 7, 2005 @ 7:00 P.M.**

- 1. PUBLIC HEARING – Stuart O’Byrne – Minor Zone Change** to change the land use zone to be consistent with the Comprehensive Plan Designation from Rural Residential-1 to Urban Residential-2.

File # 05-4051  
S. 19, T. 19, R. 28  
Billie Sumrall - Project Planner

- 2. PUBLIC HEARING – Orvil Larsen– Reasonable Use Exception** to allow the development of a single-family dwelling and garage on a 0.9-acre parcel in the Rural Residential-2 zone.

File # 05-4110  
S. 23, T. 22, R. 26  
Igor Shaporda - Project Planner

- 3. PUBLIC HEARING – Rimrock Owners Association – UDC Amendment** to the front yard (road side) building setback changing the setback from 20-feet to 2-feet in that development known as the Rimrock Cove Division No. 1 located in the Shoreline Development-3 zone.

File # 05-4084  
S. 29, T. 24, R. 27  
Dorothy Black - Project Planner

- 4. PUBLIC HEARING – William Johnson – Replat** seeking to create two lots from one parcel in the Rural Residential-1 zone.

File # 05-4119  
S. 24, T. 19, R. 27  
Billie Sumrall - Project Planner

- 5. PUBLIC HEARING – Martin Hanson – Minor Zone Change** to change approximately 79 acres lying north of Baseline Road, seven (7) miles southwest of the Town of George, near the Gorge campground from Agriculture to Rural Residential-1 consistent with the Comprehensive Plan designation.

File # 05-4125  
S. 32, T. 19, R. 23  
Billie Sumrall - Project Planner

**GRANT COUNTY  
PLANNING COMMISSION**

**MEETING MINUTES**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**OCTOBER 5, 2005 @ 7:00 P.M.**

- 1. PUBLIC HEARING – Rimrock Owners Association – UDC Amendment** to the front yard (road side) building setback changing the setback from 20-feet to 2-feet in that development known as the Rimrock Cove Division No. 1 located in the Shoreline Development-3 zone. This is continued from the September 7, 2005.

File # 05-4084  
S. 29, T. 24, R. 27  
Dorothy Black - Project Planner

- 2. PUBLIC HEARING – Crescent Bay Resort – PUD Subdivision** of three (3) parcels totaling 11-acres into nine (9) tracts and thirty-nine (39) residential lots as a Master Planned Resort. The tracts shall be used for community open space and commercial developments consistent with the approved Master Plan.

File # 05-4043  
S. 18, T. 20, R. 23  
Hector Torres - Project Planner

**GRANT COUNTY  
PLANNING COMMISSION**

**MEETING MINUTES**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and Blair Fuglie  
Secretary: Sonja Baker

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

---

**NOVEMBER 2, 2005 @ 7:00 P.M.**

1. **PUBLIC HEARING – Rimrock Owners Association – UDC Amendment** to the front yard (road side) building setback changing the setback from 20-feet to 2-feet in that development known as the Rimrock Cove Division No. 1 located in the Shoreline Development-3 zone. This is continued from the September 7, 2005 and the October 5, 2005 Meetings.

File # 05-4084  
S. 29, T. 24, R. 27  
Dorothy Black - Project Planner

2. **PUBLIC HEARING – Eastern Washington Growth Management Hearings Board Compliance** – of the LAMRID (previously known as RAID) identified in the Comprehensive Plan as Moses Lake #10.

File # 05-4351  
S. 33, T. 19, R. 29  
Scott Clark - Project Planner

**GRANT COUNTY  
PLANNING COMMISSION**

**AGENDA**

Chairman: Jim Fleming  
Vice Chairman: Bill Bailey  
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon Hatt, Jim Turner, Dale Walker and  
Blair Fuglie  
Secretary: Sonja Baker

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

**DECEMBER 7, 2005 @ 7:00 P.M.**

1. **PUBLIC HEARING – Euro–Design Inc – Minor Zone Change** will consist of changing the zoning from Urban Residential 3 (UR-3) to Urban Residential-2 (UR-2) in order to make the zoning and land use designation consistent.

File # 05-4336  
S. 17, T. 19, R. 28  
Hector Torres - Project Planner

2. **PUBLIC HEARING – Euro–Design Inc – Replat of Lot 6, Block 1 of Wild Goose Tracts Phase 1.** The plat alteration will consist of dividing one, 2-acre, lots into two, 1-acre, lots for residential purposes.

File # 05-4337  
S. 17, T. 19, R. 28  
Hector Torres - Project Planner

Planning Commission – Questions and Comments