

**GRANT COUNTY
PLANNING COMMISSION**

AGENDA

Chairman: Bill Bailey
Vice Chairman: Dale Walker
Board Members: Ollie Click, Lee Graham, Garry Piercy, Jon A. Hatt, Jim Turner, Jim Fleming and Blair Fuglie
Alternate Secretary: RoseMary Dart

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

JANUARY 3, 2007 @ 7:00 P.M.

- 1. PUBLIC HEARING – Homestead Acres Major Plat – Preliminary Subdivision - A** preliminary subdivision of ~63.06 acres into thirteen (13) lots in the Rural Residential 1 (RR1) Zone of Grant County. Twelve (12) lots will be for single-family residences and one (1) lot will be designated for open space.

File # 06-4649
S. 01, T. 19, R. 27
Igor Shaporda - Project Planner

- 2. PUBLIC HEARING – James McCreary/Intuit Re-Zone – Minor Zone Change** – of two parcels from Rural General Commercial (RGC) to Urban Commercial – 2 (UC-2) to make the zoning consistent with land use designation.

File # 06-4660
S. 04, T 20, N, R. 24
Dorothy Black - Project Planner

Planning Commission - Questions and Comments

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

FEBRUARY 7, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING – Moses Pointe Holdings – Preliminary Subdivision** - A preliminary subdivision of 13.7 acres a Planned Unit Development of Moses Pointe, Fairway 1 in the Urban Residential 2 Zoning District

File # 92-1384-06
S. 07, T. 19, R. 28
Billie Sumrall - Project Planner
2. **PUBLIC HEARING – Lester Mather – Reasonable Use Exception** – to enable placement of a manufactured home and construction of a pole building on a 2.50-acre parcel in the Rural Residential 1 Zone of Grant County.

File # 06-4631
S. 02, T 21, N, R. 26
Rick Rettig - Project Planner
3. **PUBLIC HEARING – Tim Adams – Preliminary Subdivision** – of 194.4-acres into thirty-eight (38) residential lots with five (5) open space lots in the Rural Residential-1 (RR1) Zone of Grant County.

File # 06-4648
S. 02, T 21, N, R. 26
Igor Shaporda - Project Planner
4. **PUBLIC HEARING – Eric Walker – Plat Alteration** – to reconfigure the existing four lots. The west half of Lot 15 contains a single-family residence with a swimming pool and pool house. Lot 14 contains a tennis court and the other lots are vacant. The four lots total 6.81 acres and is located in the Urban Residential 2 Zone of Grant County.

File # 06-4674
S. 34, T 19, N, R. 28
Rick Rettig - Project Planner
5. **PUBLIC HEARING – Vern Cox – Plat Alteration** – of lots 1 & 2 of Cox's Landing No. 3, and lot 6 of Cox's Landing No. 9 in the Rural Residential 1 Zone of Grant County.

File # 07-4692
S. 15, T 14, N, R. 23
Igor Shaporda - Project Planner

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

MARCH 7, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING –Leslie Bensch – Plat Alteration** - A plat alteration of the North Half of Lot 12 and of entire Lot 13 located in the Urban Residential 4 Zone of Grant County.

FILE #06-4596
S. 25, T. 22, R. 26
Igor Shaporda - Project Planner
2. **PUBLIC HEARING – Daniel Roberts – Preliminary Subdivision** - A Preliminary Plat of a 38.6-acre parcel to create five (5) lots in the Rural Residential 1 Zone of Grant County.

FILE #06-4661
S. 09, T. 20, R. 27
Rick Rettig - Project Planner
3. **PUBLIC HEARING – Stephen Madsen – Reasonable Use Exception** – A Reasonable Use Exception to enable construction of a residence on a 2.93 acre parcel in the Rural Residential 1 Zone of Grant County. The subject area does not meet the 5-acre minimum lot size requirement for this zone as defined by Grant Count Code.

File #06-4668
S. 02, T. 21, R. 26
Rick Rettig - Project Planner
4. **PUBLIC HEARING – Ken Jorgensen – Minor Zone Change** – A Minor Zone Change for a 5-acre parcel Zoned Rural Urban Reserve with a Comprehensive Plan Land Use Designation of Urban Residential 2.

File #06-4680
S. 24, T. 19, R. 28
Billie Sumrall – Project Planner
5. **PUBLIC HEARING – Tim McNamara – Minor Zone Change** – A Minor Zone Change for a 12-acre parcel Zoned Agriculture with a Comprehensive Plan Land Use Designation of Rural Residential 1.

FILE #07-4696
S. 14, T. 22, R. 26
Billie Sumrall – Project Planner

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Secretary: Doris Long

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

APRIL 4, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING – Anthony Schneider – Preliminary Subdivision-** A Preliminary Subdivision of a 53.28 acre-parcel into five (5) lots in the Rural Residential-1 (RR1) Zone.

FILE #06-4633
S. 18, T. 20, R. 26
Igor Shaporda - Project Planner
2. **PUBLIC HEARING – Douglas & Elberta Carlile – Preliminary Subdivision –** A subdivision of two (2) parcels totaling 125.898 acres into twenty-six (26) lots and two (2) open space tracts in the Rural Residential-2 Zone.

FILE #06-4685
S. 02, T. 19, R. 28
Hector Torres - Project Planner
3. **PUBLIC HEARING – Rod & Connie Pierce – Minor Zone Change –** A Minor Zone Change for a 9.2-acre parcel zoned Rural Residential-2 with a Comprehensive Plan Land Use Designation of Shoreline Development-3.

File #07-4697
S. 21, T. 24, R. 27
Billie Sumrall - Project Planner
4. **PUBLIC HEARING – Charles Tudor – Reasonable Use Exception –** A Reasonable Use Exception to enable the construction of a shop with residential living quarters on a 4.14-acre parcel in the Agriculture Zone.

File #07-4704
S. 21, T. 19, R. 27
Rick Rettig – Project Planner
5. **PUBLIC HEARING – Vic Didra– Minor Zone Change-** A Minor Zone Change for a 279.5-acre parcel zoned Rural Remote with a Comprehensive Plan Land Use Designation of Agricultural Resource.

FILE #07-4706
S. 14, T. 18, R. 23
Bille Sumrall - Project Planner

6. **PUBLIC HEARING – Tyrone & Peggy Trexler – Minor Zone Change**– A Minor Zone Change of a 71.74-acre parcel changing the zoning from Open Space Conservation (OSC) to Rural Residential-2 (RR-2).

FILE #07-4717
S. 23, T. 25, R. 28
Dorothy Black - Project Planner

7. **PUBLIC HEARING – David Hendricks – Minor Zone Change** – A Minor Zone Change for two (2) parcels totaling ~ 8-acres from Urban Residential-3 to Urban Commercial-1.

File #07-4726
S. 09, T. 19, R. 28
Scott Clark - Project Planner

8. **PUBLIC HEARING – Larry Haven – Minor Zone Change** – A Minor Zone Change for one (1) parcel totaling ~ 4.08-acres from Rural General Commercial to Urban Commercial-2.

File #07-4735
S. 11, T. 19, R. 28
Scott Clark – Project Planner

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OTHER DISCUSSION ITEMS:

9. **~~PUBLIC HEARING~~ – UDC COMMITTEE – UDC AMENDMENT**

FILE #07-4730
Scott Clark – Project Planner

(Item is for discussion only - it is not a Public Hearing.)

Planning Commission - Questions and Comments

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

MAY 2, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING –Anthony Schneider – Preliminary Subdivision-** A preliminary subdivision of a 53.28 acre-parcel into five (5) lots in the Rural Residential-1 (RR1) Zone of Grant County. All five (5) lots will be for residential purposes.

FILE #06-4633
S. 18, T. 20, R. 26
Igor Shaporda - Project Planner

2. **PUBLIC HEARING –Vittone Family Trust – Minor Zone Change-** A Minor Zone Change of one 46.17-acre parcel from Rural Remote to Agriculture, in order to make zoning consistent with the Comprehensive Plan Land-Use Designation.

FILE #07-4722
S. 08, T. 13, R. 24
Rick Rettig - Project Planner

3. **PUBLIC HEARING – Unified Development Code Committee – Unified Development Code Amendment** to Chapters 23.04 Zoning and 25.02 Definitions.

File #06-4439
Hector Torres - Project Planner

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OTHER DISCUSSION ITEMS:

SETTING OF A NEW HEARING DATE FOR JULY – The first Wednesday of the month is the 4th of July holiday.

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

JUNE 6, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING – Moses Pointe Holdings, LLC – Amendment to the Planned Unit Development of Moses Pointe, Phase 1 and Preliminary Plat of Moses Pointe, Block 8, Phase 1.** – This map includes additional multi-family units and incorporates Block 8 into the Phase 1 Planned Unit Development.
FILE #92-1384-11 S. 7, T. 19, R. 28 Billie Sumrall- Project Planner
2. **PUBLIC HEARING – Paul Engle – Preliminary Subdivision** – of ~25.99 acres into twenty-nine (29) lots in the Urban Residential 2 (UR2) Zone.
FILE #07-4700 S. 24, T. 19, R. 28 Igor Shaporda - Project Planner
3. **PUBLIC HEARING – Kenneth Wentworth – Minor Zone Change** – of a 4.69 -acre parcel from Rural Residential 1 (RR1) to Urban Residential 2 (UR2.)
File #07-4747 S. 25, T. 19, R. 27 Dorothy Black- Project Planner
4. **PUBLIC HEARING – Norman Lublin – Minor Zone Change** – of 4 parcels ~totaling 113 acres form Rural Residential 1 (RR1) to Urban Residential 2 (UR2).
File #07-4751 S. 24, T. 19, R. 28 Dorothy Black – Project Planner
5. **PUBLIC HEARING – Doug Lakman– Minor Zone Change-** of six (6) parcels totaling ~267 acres from Agriculture (AG) and Rural Community (RC) to Master Planned Resort (MPR).
FILE #07-4755 S. 18, T. 17, R. 28 Hector Torres - Project Planner
6. **PUBLIC HEARING – Doug Lakman – Planned Unit Development Subdivision–** of six (6) parcels totaling ~267 acres into 190 single family residential lots, 28 park model/residential lots, 23 RV rental lots, 30 park model lots, 40 condo units, 36 RV/condo units and 323 RV lots. Also, included, are an expansion of an existing 9-hole golf course to 18- holes, and the construction of a restaurant, clubhouse/pro-shop complex, and additional recreational areas.
FILE #07-4754 S. 18, T. 17, R. 28 Hector Torres - Project Planner

Planning Commission - Questions and Comments

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

JUNE 6, 2007 @ 7:00 P.M.

****AMENDED****

1. **PUBLIC HEARING – Moses Pointe Holdings, LLC – Amendment to the Planned Unit Development of Moses Pointe, Phase 1 and Preliminary Plat of Moses Pointe, Block 8, Phase 1.** – This map includes additional multi-family units and incorporates Block 8 into the Phase 1 Planned Unit Development.
FILE #92-1384-11 S. 7, T. 19, R. 28 Billie Sumrall- Project Planner
2. **PUBLIC HEARING – Paul Engle – Preliminary Subdivision** – of ~25.99 acres into twenty-nine (29) lots in the Urban Residential 2 (UR2) Zone.
FILE #07-4700 S. 24, T. 19, R. 28 Igor Shaporda - Project Planner
3. **PUBLIC HEARING – Kenneth Wentworth – Minor Zone Change** – of a 4.69 -acre parcel from Rural Residential 1 (RR1) to Urban Residential 2 (UR2.)
FILE #07-4747 S. 25, T. 19, R. 27 Dorothy Black- Project Planner
4. **PUBLIC HEARING – Norman Lublin – Minor Zone Change** – of 4 parcels ~totaling 113 acres form Rural Residential 1 (RR1) to Urban Residential 2 (UR2).
FILE 07-4751 S. 24, T. 19, R. 28 Dorothy Black – Project Planner
5. **PUBLIC HEARING – Doug Lakman – Minor Zone Change-** of six (6) parcels totaling ~267 acres from Agriculture (AG) and Rural Community (RC) to Master Planned Resort (MPR).
FILE #07-4755 S. 18, T. 17, R. 28 Hector Torres - Project Planner
6. **PUBLIC HEARING – Doug Lakman – Planned Unit Development Subdivision–** of six (6) parcels totaling ~267 acres into 190 single family residential lots, 28 park model/residential lots, 23 RV rental lots, 30 park model lots, 40 condo units, 36 RV/condo units and 323 RV lots. Also, included, are an expansion of an existing 9-hole golf course to 18- holes, and the construction of a restaurant, clubhouse/pro-shop complex, and additional recreational areas.
FILE #07-4754 S. 18, T. 17, R. 28 Hector Torres - Project Planner
7. **PUBLIC HEARING – Clint Brown – Preliminary Subdivision** – of two (2) parcels totaling ~160.38 acres into five (5) lots in the Agricultural (AG) Zone.
FILE #07-4741 S. 10, T. 20, R. 26 Hector Torres - Project Planner

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

JULY 10, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING – Deborah Umbarger and Linda Ray – Preliminary Subdivision** - A Preliminary Subdivision of a 22.6 acre-parcel, Lot 1 of Stacy Short Plat recorded in 2003, into four (4) lots in the Rural Residential-1 (RR1) Zone of Grant County.

FILE #07-4777
S. 03, T. 20, R. 26
Igor Shaporda - Project Planner

2. **PUBLIC HEARING – Kenneth McLeod – Preliminary Subdivision** – A Preliminary Plat of a 44.31-acre parcel to create eight (8) lots in the Rural Residential 1 Zoning District of Grant County.

FILE #07-4794
S. 09, T. 20, R. 27
Rick Rettig - Project Planner

3. **PUBLIC HEARING – Bert Roylance – Preliminary Subdivision** – A Subdivision of a single 177.28-acre parcel into four (4) residential lots and one (1) agricultural/open space lot in the Agricultural Zone of Grant County.

File #07-4817
S. 05, T. 18, R. 29
Hector Torres - Project Planner

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Secretary: Doris Long

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

AUGUST 1, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING – Desert Aire Shopping Center - Binding Site Plan** - to amend the original subdivision and implement the requirements of Site Plan Review including, but not limited to, the requirements for landscaping, parking, drainage, and wastewater treatment.
FILE #06-4656 S. 23, 26, T. 14, R. 23 HectorTorres - Project Planner
2. **PUBLIC HEARING – Jake Jacobsen, Dune Lakes, LLC, Planned Unit Development– Master Plan Amendment** – originally approved in 1990 under the name of Moses Lake Estates.
FILE #06-4920 S. 3, 4, 9, 10, T. 18, R. 28 Billie Sumrall - Project Planner
3. **PUBLIC HEARING – Deborah Umbarger and Linda Ray – Preliminary Subdivision** – of a 22.6-acre parcel, Lot 1 of Stacy Short Plat recorded in 2003, into four (4) Lots in the Rural Residential-1 (RR1) Zone of Grant County.
FILE #07-4777 S. 03, T. 20, R. 26 Igor Shaporda - Project Planner
4. **PUBLIC HEARING – Ruben Fernandez – Preliminary Subdivision** – of a 39.34-acre parcel into eight (8) Lots in the Rural Residential 1 (RR1) Zone of Grant County.
FILE 07-4812 S. 4, T. 14, R. 23 Billie Sumrall - Project Planner
5. **PUBLIC HEARING – Bradney Chilcott – Reasonable Use Exception** - to allow the development of a single-family dwelling on a 1.60-acre parcel in the Rural Residential 1 (RR1) Zone of Grant County.
FILE #07-4821 S. 10, T. 14, R. 23 Vanessa Dolbee - Project Planner
6. **PUBLIC HEARING – Douglas Bratton – Reasonable Use Exception** – to allow the development of a single-family dwelling on a 2.50-acre parcel in the Rural Residential 1 (RR1) Zone of Grant County.
FILE #07-4839 S. 2, T. 21, R. 26 Igor Shaporda - Project Planner
7. **PUBLIC HEARING – Albert Dees – Reasonable Use Exception** – to allow the development of a single-family dwelling on a 1.25-acre parcel in the Rural Residential 1 (RR1) Zone of Grant County.
FILE #07-4841 S. 2, T. 21, R. 26 Hector Torres - Project Planner
8. **PUBLIC HEARING – Danco Homes & Mr. Build Construction – Preliminary Subdivision** – of 3 parcels totaling 14-acres into thirty (30) lots in the Urban Residential 2 (UR-2) Zone of Grant County
FILE #07-4843 S. 34, T. 19, R. 28 Billie Sumrall – Project Planner
9. **PUBLIC HEARING – Dave & Marilyn Meseberg, Curlew Crest, LLC – Minor Zone Change** – of two (2) parcels totaling 10-acres from Agriculture (AG) to Rural Community (RC).
FILE #07-4852 S. 18, T. 17, R. 28 Billie Sumrall – Project Planner

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

OCTOBER 3, 2007 @ 7:00 P.M.

1. **PUBLIC HEARING – Danco Homes & Mr. Build Construction – Preliminary Subdivision (Desert Ridge Major Plat, Phase 3 REVISED)** – A Preliminary Subdivision of 3 parcels totaling 14-acres into thirty four (34) residential lots in the Urban Residential 2 (UR-2) Zone.

FILE #99-2786-05
S. 34, T. 19, R.28
Billie Sumrall – Project Planner

2. **PUBLIC HEARING – Scott Granger – Reasonable Use Exception** – A Reasonable Use Exception to allow the development of a single-family dwelling on a 1.74-acre parcel in the Agriculture (AG) Zone

File #07-4876
S. 31, T. 21, R. 26
Vanessa Dolbee - Project Planner

3. **PUBLIC HEARING – Carl & Mickie Yeates – Reasonable Use Exception** – A Reasonable Use Exception to allow the development of a single-family dwelling on a 2.38-acre parcel in the Agriculture (AG) Zone.

FILE #07-4880
S. 04, T. 20, R. 24
Vanessa Dolbee - Project Planner

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

NOVEMBER 7, 2007 @ 7:00 P.M.

****NO AGENDA ITEMS FOR THIS MONTH****

GRANT COUNTY PLANNING COMMISSION

AMENDED AGENDA

Chairman: Bill Bailey
Vice Chairman: Dale Walker
Board Members: Ollie Click, Jim Fleming, Blair Fuglie, Lee Graham, Jon A. Hatt and James Turner
Secretary: Doris Long
Staff: Projects presented by Long Range Planning Manager, Damien Hooper

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

Tentative Agenda for December 5, 2007, 7:00 PM

- 1) 07-4906 George Landing LLC (George UGA Boundary Amendment)
- 2) 07-4907 Eric Kissler (George UGA Boundary Amendment)
- 3) 07-4881 Don Garrison and Anthony Gonzalez (George UGA Boundary Amendment)
- 4) 07-4873 Clint Brown (Ephrata area, Rural designation change)
- 5) 07-4911 Michael Dietrich (Ephrata area, Rural designation change)
- 6) 07-4909 Noor Said (Ephrata area, Rural designation change)
- 7) 07-4863 Robert and Anita Nielsen (Soap Lake area, Rural designation change)
- 8) 07-4859 Shelley Stevens (Soap Lake area, Rural designation change)
- 9) 07-4874 Banks Lake Residential (Electric City UGA Designation change)
- 10) 07-4915 Crop Duster, Inc. (Coulee City area, Rural designation change)
- 11) 07-4914 Vern and Marilee Griffith (Stratford area, Rural designation change)

Tentative Agenda for December 13, 2007, 6:00 PM

- 1) 07-4886 Don Tucker and David Plate (Moses Lake UGA Boundary Amendment)
- 2) 07-4884 ASPI Group, Inc. (Moses Lake UGA Boundary Amendment)
- 3) 07-4901 Jeromy and Rosario McKean (Moses Lake UGA designation change)
- 4) 07-4913 Avila Land LLC (Moses Lake area, Rural designation change)
- 5) 07-4912 Doug Lakman/Potholes RV (Potholes Lake area, Rural designation change)
- 6) 07-4908 Willard and Sherry Lange (Rural designation change)
- 7) 07-4910 Stahl Trust (Rural designation change)
- 8) 07-4882 Grant County Public Works (Text Amendment)

Tentative Agenda for December 19, 2007, 6:00 PM

- 1) 07-4899 Vic Jansen (Moses Lake area, Rural designation change)
- 2) 07-4900 Bearing Sea 344 (Moses Lake area, Rural designation change)

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Staff: Projects presented by Long Range Planning Manager, Damien Hooper

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

Tentative Agenda for December 5, 2007, 7:00 PM

- 1) 07-4906 George Landing LLC (George UGA Boundary Amendment)
- 2) 07-4907 Eric Kissler (George UGA Boundary Amendment)
- 3) 07-4881 Don Garrison and Anthony Gonzalez (George UGA Boundary Amendment)
- 4) 07-4873 Clint Brown (Ephrata area, Rural designation change)
- 5) 07-4911 Michael Dietrich (Ephrata area, Rural designation change)
- 6) 07-4909 Noor Said (Ephrata area, Rural designation change)
- 7) 07-4863 Robert and Anita Nielsen (Soap Lake area, Rural designation change)
- 8) 07-4859 Shelley Stevens (Soap Lake area, Rural designation change)
- 9) 07-4874 Banks Lake Residential (Electric City UGA Designation change)
- 10) 07-4915 Crop Duster, Inc. (Coulee City area, Rural designation change)
- 11) 07-4914 Vern and Marilee Griffith (Stratford area, Rural designation change)

Tentative Agenda for December 13, 2007, 6:00 PM

- 1) 07-4886 Don Tucker and David Plate (Moses Lake UGA Boundary Amendment)
- 2) 07-4884 ASPI Group, Inc. (Moses Lake UGA Boundary Amendment)
- 3) 07-4901 Jeromy and Rosario McKean (Moses Lake UGA designation change)
- 4) 07-4913 Avila Land LLC (Moses Lake area, Rural designation change)
- 5) 07-4900 Bearing Sea 344 (Moses Lake area, Rural designation change)
- 6) 07-4912 Doug Lakman/Potholes RV (Potholes Lake area, Rural designation change)
- 7) 07-4908 Willard and Sherry Lange (Rural designation change)
- 8) 07-4910 Stahl Trust (Rural designation change)
- 9) 07-4882 Grant County Public Works (Text Amendment)

Tentative Agenda for December 19, 2007, 6:00 PM

This meeting will be conducted only if additional hearing time is necessary