

**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

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

JANUARY 2, 2008 @ 7:00 P. M.

ELECTION OF 2008 PLANNING COMMISSION OFFICERS AND RE-APPOINTMENT OF SECRETARY AND ALTERNATE SECRETARY.

1. **PUBLIC HEARING – Maiers Development Corp. – Preliminary Subdivision** – A clustered subdivision of two (2) parcels totaling 125.898 acres into twenty-six (26) lots in the Rural Residential 2 (RR-2) Zone.

PROJECT WITHDRAWN PER APPLICANT'S REQUEST ON 01/02/08

FILE #07-4959
S. 2, T. 19, R. 28
Dorothy Black – Project Planner

2. **PUBLIC HEARING – Sandy Mooney - Minor Zone Change** – of one 1.92 acre parcel from Urban Residential 3 to Urban Residential 2 to make zoning consistent with the Comprehensive Plan Land-Use Designation.

File #07-4966
S. 16, T. 19, R. 28
Vanessa Dolbee - Project Planner

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

FEBRUARY 6, 2008 @ 7:00 P.M.

1. **PUBLIC HEARING – Plat Alteration of Lot 1, McNamara Short Plat** – A proposal to plat one existing parcel into three (3) lots. Lot 1, containing 84.38 acres, will be used for agricultural and residential purposes. Also, 74 acres of Lot 1 are dedicated to open space per original McNamara Short Plat. Lot 2 will be 5.04 acres and Lot 3 will be 5.29 acres. The subject parcel is split zoned. Proposed Lot 1 is currently zoned Agriculture (AG); Lots 2 and 3 are zoned Rural Residential-1 (RR1).

FILE #07-4967
S.14, T. 22, R.26
Igor Shaporda – Project Planner

2. **PUBLIC HEARING – Benjamin and Jada Addink – Reasonable Use Exception** – A Reasonable Use Exception to allow the development of a single-family dwelling on a 4.48-acre parcel in the Rural Residential-1 (RR1) Zone

File #07-4979
S. 34, T. 21, R. 26
Igor Shaporda - Project Planner

3. **PUBLIC HEARING – Marilyn Meseberg/MarDon Resort – Minor Zone Change** – A Minor Zone Change of approximately 50 acres from Rural General Commercial, Public Open Space and Agriculture Zoning to Recreational Development.

FILE #07-4975
S. 16 &17, T. 17, R. 28
Rick Rettig - Project Planner

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

MARCH 5, 2008 @ 7:00 P.M.

1. **PUBLIC HEARING – Maysae Norisada - Preliminary Subdivision** of a 102.35± acre parcel into twenty (20) lots for residential homesites. Located in the Rural Residential 1 (RR1) Zone of Grant County.

FILE #08-5003
S.35, T. 20, R.27
Billie Sumrall - Project Planner

2. **PLANNING COMMISSION RULES OF PROCEDURE #13** - Douglas and Elberta Carlile – Preliminary Subdivision.

3. **PUBLIC HEARING – Douglas and Elberta Carlile – Preliminary Subdivision** of two (2) parcels totaling 125.898 acres into twenty-six (26) lots. Lots 1–25 will maintain residential capacity and Lot 26 will be an open space lot with no residential capacity. Located in the Rural Residential 2 (RR2) Zone of Grant County.

File #08-5018
S. 02, T. 19, R. 28
Dorothy Black - Project Planner

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Billie Sumrall - Project Planner

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

APRIL 2, 2008 @ 7:00 P. M.

1. **PUBLIC HEARING – Lisa Ladanyi-Grate - Minor Zone Change** – of parcel #s: 31-2717-000 TGW 17-0651-000, 31-2717-001, 31-2717-002 changing the zoning from Urban Residential-3 (UR3) to Urban Residential-2 (UR2) in order to make the zoning and land use designation consistent.

File #08-5020
S. 17, T. 19, R. 28
Igor Shaporda - Project Planner
2. **PUBLIC HEARING – Leo Jack Morad - Minor Zone Change** – of Parcel #12-1090-021, Lot #21 of the Valley Central Plat, from Urban Residential-3 (UR3) to Urban Residential-2 (UR2) to be consistent with the Comprehensive Plan Land Use Designation.

File #08-5013
S. 17, T. 19, R. 28
Billie Sumrall - Project Planner
3. **PUBLIC HEARING – Leo Jack Morad - Replat** – of Lot #21 of the Valley Central Plat, creating two (2) lots from the 2.47 acre parcel #12-1090-021, in the Urban Residential-3 (UR-3) Zone of Grant County.

File #08-5010
S. 17, T. 19, R. 28
Billie Sumrall - Project Planner

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

APRIL 2, 2008 @ 7:00 P. M.

1. **PUBLIC HEARING – Joel Roswall – Preliminary Subdivision** – of a ~84.95-acre parcel creating eighteen (18) lots: seventeen (17) residential lots ranging in size from 1.5 to 3.41 acres, and one (1) 40.27-acre lot designated as wildlife habitat open space located in the Rural Residential 1 (RR-1) Zone of Grant County.

FILE #07-4875
S. 28, T. 21, R. 24
Igor Shaporda – Project Planner
2. **PUBLIC HEARING – Lisa Ladanyi-Grate - Minor Zone Change** – of parcel #s: 31-2717-000 TGW 17-0651-000, 31-2717-001, 31-2717-002 changing the zoning from Urban Residential-3 (UR3) to Urban Residential-2 (UR2) in order to make the zoning and land use designation consistent.

File #08-5020
S. 17, T. 19, R. 28
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File #08-5013
S. 17, T. 19, R. 28
Billie Sumrall - Project Planner
4. **PUBLIC HEARING – Leo Jack Morad - Replat** – of Lot #21 of the Valley Central Plat, creating two (2) lots from the 2.47 acre parcel #12-1090-021, in the Urban Residential-3 (UR-3) Zone of Grant County.

File #08-5010
S. 17, T. 19, R. 28
Billie Sumrall - Project Planner

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

MAY 7, 2008 @ 7:00 P. M.

1. **PUBLIC HEARING – Patricia Mitchell – Reasonable Use Exception** – to allow the development of a single-family dwelling on a 2.50-acre parcel in the Rural Residential 1 (RR-1) Zone.
FILE #08-5027
S. 02, T. 21, R. 26
RoseMary Dart – Project Planner
2. **PUBLIC HEARING – Richard Penhallurick – Preliminary Plat** – of two (2) parcels totaling 23.18+/-acres creating thirty-four (34) residential lots in the Urban Residential 2 (UR-2) Zone.
File #07-4941
S. 20, T. 19, R. 28
Billie Sumrall - Project Planner
3. **PUBLIC HEARING – Avila Land LLC - Minor Zone Change** – of one (1) 163+/- acre parcel from Agriculture (AG) to Rural Residential 1 (RR-1) in order to make the zoning and land use designation consistent.
File #08-5033
S. 36, T. 20, R. 28
Billie Sumrall - Project Planner
4. **PUBLIC HEARING – Shelly Stevens – Minor Zone Change** – of three (3) parcels totaling 60+/- acres from Agriculture (AG) to Rural Residential 1 (RR-1) in order to make the zoning and land use designation consistent.
File #08-5036
S. 22, T. 22, R. 27
Billie Sumrall - Project Planner
5. **PUBLIC HEARING – Clint Brown - Minor Zone Change** – of one (1) 166+/- acre parcel from Agriculture (AG) to Rural Residential 1 (RR-1) in order to make the zoning and land use designation consistent.
File #08-5037
S. 10, T. 20, R. 26
Billie Sumrall - Project Planner

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

JUNE 4, 2008 @ 7:00 P. M.

1. **PUBLIC HEARING – Harvey and June Ottmar - Minor Zone Change** – of the western portion (approx. 600') of parcel #19-0481-000 to change the zoning from Rural Urban Reserve (RUR) to Urban Commercial-2 (UC2) in order to make the zoning and land use designation consistent.

File #08-5051
S. 19, T. 19, R. 29
Igor Shaporda – Project Planner
2. **PUBLIC HEARING – Kenneth and Daina Toevs – Long Plat** – of 160.77± acres to create five (5) lots from three existing parcels in the Agriculture zoning district. Lots 1, 2, and 3 will be approximately 2.15 acres. Lot 4 will be approximately 2.16 acres; all 4 will be used for residential development. Lot 5 will be approximately 147.93 acres and will be used for agricultural purposes only.

File #08-5028
S. 15, T. 20, R. 23
Rick Rettig - Project Planner
3. **PUBLIC HEARING – Eric Huber – Long Plat** – of 3.56 acres creating six (6) lots for residential homesites in an area zoned Urban Residential 2 (UR-2).

File #08-5057
S. 30, T. 19, R. 28
Billie Sumrall - Project Planner
4. **PUBLIC HEARING – Chris Akerblade – Long Plat** – of 98.98± acres creating eleven (11) lots for residential homesites in an area zoned Rural Residential 1 (RR-1) and Rural Residential 3 (RR-3).

File #08-5084
S. 33, T. 21, R. 26
Billie Sumrall - Project Planner

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

JULY 2, 2008 @ 7:00 P. M.

1. **PUBLIC HEARING (TABLED FROM JUNE) – Eric Huber – Long Plat** – of 3.56 acres creating six (6) lots for residential homesites in an area zoned Urban Residential-2 (UR-2).
File #08-5057
S. 30, T. 19, R. 28
Billie Sumrall - Project Planner

2. **PUBLIC HEARING – Bargals Inc. – Long Plat** – of ~10.17-acres to create forty-three (43) residential lots and one (1) 1,231-sq/ft lot in the northeast corner of the site, designated as sanitary lift station, in the Urban Residential-3 (UR-3) Zone. Lots vary in size from 5,469 to 15,687 sq/ft.
File #08-5025
S. 09, T. 19, R. 28
Igor Shaporda – Project Planner

3. **PUBLIC HEARING – Cora Lee Moore – Minor Zone Change** – of a 1.793-acre parcel changing the zoning from Urban Residential-3 (UR-3) to Urban Residential-2 (UR-2) in order to make the zoning consistent with land use designation.
File #08-5090
S. 08, T. 19, R. 28
RoseMary Dart - Project Planner

4. **PUBLIC HEARING – Donovan Farms – Long Plat** – of approximately 1054 acres to create thirty-two (32) lots in the Agriculture zone. Twenty-seven (27) lots, ranging between approximately 2.0 and 2.5 acres in size, will be for residential use. Five (5) lots will be designated for open space.
File #08-5030
S. 27, 28 & 34, T. 20, R. 29
Rick Rettig - Project Planner

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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 July 23, 2008 7:00 PM

- 1) 08-5068 – Bering Sea 344 (Moses Lake UGA Boundary and Designation change)
- 2) 07-4887 – Moses Lake Dev. Company (Moses Lake UGA Boundary and Designation change)
- 3) 07-4888 – John Enright (Moses Lake UGA Boundary and Designation change)
- 4) 08-5074 – Grant County PUD/Ron Baker (Moses Lake UGA Boundary and Designation change)
- 5) 08-5073 – Vaughn Hunsaker (Moses Lake UGA Boundary and Designation change)
- 6) 07-4896 – Charles and Phyllis Lybbert (Moses Lake UGA Boundary and Designation change)
- 7) 07-4894 – North Pointe Holdings, LLC (Moses Lake UGA Boundary and Designation change)
- 8) 08-5075 – REC Solar Grade Silicon (Moses Lake UGA Boundary and Designation change)
- 9) 07-4891 – Schiffner 80, LLC (Moses Lake UGA Boundary and Designation change)
- 10) 07-4892 – Schiffner 320, LLC (Moses Lake UGA Boundary and Designation change)
- 11) 07-4898 – City of Soap Lake (Soap Lake UGA Boundary and Designation changes)

Tentative Agenda for July 30, 2008 7:00 PM

- 1) 08-5069 – Joseph and Debbie Byrd (Soap Lake area, Rural designation change AG to RR1)
- 2) 08-5070 – George Coddington (George Area, Rural designation change AG to RR1)
- 3) 08-5071 – Frenchman Hills Estates (Royal City area, Rural designation change from AG to RR1)
- 4) 08-5072 – Steven and Susan Gilbert (Royal Camp area, Rural designation change from AG to RR1)
- 5) 07-4914 – Vern and Marilee Griffith (Stratford area, Rural Designation change from AG to RR2)
- 6) 07-4909 – Noor Said (Ephrata Area, Rural designation change from AG to RR1)
- 7) 08-5076 – Kathleen Schultheis (Ephrata area, Rural designation change from AG to RR2)
- 8) 08-5077 – Wilhelm Schulz, et.al. (Hiawatha Valley area, Rural designation change AG to RR1)
- 9) 08-5078 – Kevin Weber (Ephrata area, request for Mineral Resource Overlay designation)

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

AUGUST 6, 2008 @ 7:00 P. M.

- 1. PUBLIC HEARING – Joseph and Joan VanSteenkist – Reasonable Use Exception –**
to allow the development of a single-family dwelling on a 3.75-acre parcel in the
Rural Residential 1 (RR1) Zone.

File #08-5127
S. 28, T. 21, R. 26
RoseMary Dart - Project Planner
- 2. PUBLIC HEARING – Lisa Ladanyi Grate – Long Plat –** of a 7.46-acre parcel into
eleven (11) residential lots in the Urban Residential-3 zone.

File #08-5021
S. 17, T. 19, R. 28
Igor Shaporda – Project Planner
- 3. PUBLIC HEARING – Lakeshores West, LLC – Minor Zone Change –** of one 43.65-
acre parcel from Urban Residential 3 (UR3) to Urban Residential 2 (UR2), in order to
make zoning consistent with the Comprehensive Plan Land-Use Designation.

File #08-5095
S. 21, T. 19, R. 28
Rick Rettig - Project Planner
- 4. PUBLIC HEARING – Lakeshores West, LLC – Long Plat –** of an approximately
43.65-acre parcel to create ten (10) lots in the Urban Residential 2 (UR2) zoning
district.

File #08-5094
S. 21, T. 19, R. 28
Rick Rettig - Project Planner

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

SEPTEMBER 3, 2008 @ 7:00 P. M.

- 1. PUBLIC HEARING – Joel Roswall – Long Plat** – of an ~84.95 acre parcel to create seventeen (17) residential lots ranging in size from 1.5 to 3.41 acres, and one (1) 40.27 acre lot designated as wildlife habitat open space in the Rural Residential 1 (RR1) Zone.

File #07-4875
S. 28, T. 21, R. 24
Igor Shaporda – Project Planner

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

OCTOBER 1, 2008 @ 7:00 P. M.

NO REGULAR AGENDA ITEMS SCHEDULED.

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OTHER ITEMS: Question and answer session with Stanley M. Schwartz of Witherspoon, Kelley, Davenport & Toole, PS.

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

NOVEMBER 5, 2008 @ 7:00 P. M.

1. **PUBLIC HEARING – Jeromy McKean – Minor Zone Change** – of two parcels totaling 2.05± acres changing the zoning from Urban Residential 3 (UR3) to Urban Commercial 1 (UC1) in order to reflect the change in the Comprehensive Plan Land Use Designation.
File #08-5191
S. 17, T. 19, R. 28
RoseMary Dart - Project Planner
2. **PUBLIC HEARING – Tim Ray – Minor Zone Change** – of a 92.36± acre parcel changing the zoning from Agriculture to Rural Residential 1 (RR1) in order to reflect the change in the Comprehensive Plan Land Use Designation.
File #08-5198
S. 22, T. 22, R. 27
RoseMary Dart - Project Planner
3. **PUBLIC HEARING – Valentin Naidenov – Reasonable Use Exception** – to allow for the development of a 2.27 acre parcel in the Rural Residential 3 (RR3) zone.
File #08-5196
S. 31, T. 22, R. 27
Tyler Lawrence - Project Planner

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

DECEMBER 3, 2008 @ 7:00 P. M.

Item Continued from November 5th, 2008 Planning Commission Meeting.

Tim Ray – Minor Zone Change – of a 92.36± acre parcel changing the zoning from Agriculture to Rural Residential 1 (RR1) in order to reflect the change in the Comprehensive Plan Land Use Designation.

File #08-5198
S. 22, T. 22, R. 27
RoseMary Dart - Project Planner

1. **PUBLIC HEARING – Tony Reyes – Preliminary Plat** – of a 36.03± acre parcel creating seven (7) lots in the Rural Residential 1 (RR1) zoning district.

File #07-4736
S. 26, T. 21, R. 24
Billie Sumrall - Project Planner