

**GRANT COUNTY  
PLANNING COMMISSION**

Chairman: Jerry Dormaier Secretary: Becky Purcell  
Board Members: Gary Piercy - Vice Chairman; Wayne Sahli, Bill Hall, Al Brower,  
Jim Fleming, Kirk Sager, Martell Palmer, Dave Dinges

Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
JANUARY 13, 1999**

Approval of December 2, 1998 Hearing Minutes.  
Election of 1999 Officers

- 1) **PUBLIC HEARING –Crawford Jones, c/o Grant County Economic Development Council, Terry Brewer – Zone Change Request** from Agriculture to Heavy Industrial. The proponent seeks to re-zone approximately 480 acres located in a Portion of Farm Units 145 and 146, Irrigation Block 41, Columbia Basin Project, located in a Portion of the East Half of Section 35, and a Portion of the Southwest Quarter of Section 36, Township 19 North, Range 28 East Willamette Meridian, Grant County, Washington.
- 2) **PUBLIC HEARING –William Millard & Walter Jepson – Plat Alteration** request to create two lots from Lots 103, 104, and 105, of Desert Aire Division #2. The proposal requests that the center lot (#104) be split in half and added to the two adjoining lots (#103 and #105), located in a portion of Sections 4 and 5, Township 19 N, Range 28 E.W.M, Grant County, Washington.
- 3) **PUBLIC HEARING –Hanford Reach – Discussion of the Interim Action Plan**
- 4) **PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
FEBRUARY 3, 1999**

Approval of January 6, 1999 Hearing Minutes.

- 1) **PUBLIC HEARING –Larry & Diane Campbell c/o Grant County Economic Development Council – Zone Change Request** from Agriculture to Heavy Industrial. The proponent seeks to re-zone approximately 163.25 acres described as Farm Units 85 and 106, Irrigation Block 41, Columbia Basin Project, located in a Portion of Section 21, Township 19 North, Range 29 E.W.M, Grant County, Washington. Matt
- 2) Post-poned until the March 3 meeting.  
**PUBLIC HEARING –Huck Goodrich– Plat Alteration** request to subdivide a 5.7 acre parcel into two 2.85 acre lots in the Suburban-2 zone, located in Lot 20 of Crab Creek estates Plat 32, in a portion of SW ¼ of Section 35, Township 20 N, Range 28 E.W.M, Grant County, Washington. Ron
- 3) Post-poned until the March 3 meeting  
**PUBLIC HEARING –Michael Bernsen – Preliminary Plat** request to create a 9-lot subdivision on approximately 3.20 acres in the Residential-One (R-1) zone, located in a portion of the W ½ of Section 3, Township 18 N, Range 28 E.W.M, Grant County, Washington. Ron
- 4) **DISCUSSION OF HANFORD REACH INTERIM ACTION PLAN**
- 5) **PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
MARCH 3, 1999**

Welcome new Board Member Duane Ehr

Approval of February 3, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING –Huck Goodrich– Plat Alteration** request to subdivide a 5.7 acre parcel into two 2.85 acre lots in the Suburban-2 zone, located in Lot 20 of Crab Creek estates Plat 32, in a portion of SW ¼ of Section 35, Township 20 N, Range 28 E.W.M, Grant County, Washington. Marty
- 2) **PUBLIC HEARING –Michael Bernsen – Preliminary Plat** request to create a 9-lot subdivision on approximately 3.20 acres in the Residential-One (R-1) zone, located in a portion of the W ½ of Section 3, Township 18 N, Range 28 E.W.M, Grant County, Washington. Ron
- 3) **PUBLIC HEARING –Ramez & Raul Gonzales – Plat Alteration** request to create two 2.5-acre home site from a 5-acre lot in Mattawa Acres #2, Lot 28, located in a portion of Section 4, Township 14 N, Range 23 E.W.M, Grant County, Washington. Matt
- 4) **Discussion: Preliminary Draft -- Comprehensive Plan**

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
APRIL 7, 1999**

Review and Approval of March 3, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING –Butch Milbrandt –Plat Alteration** request to subdivide Lot 1 of Sakai Short Plat into 5 lots in the Light Industrial zone, located on 9.94 acres in a portion of the SW ¼ of S 32, T 19 N, R 24 E.W.M, Grant County, Washington. Ron
- 2) **PUBLIC HEARING –Tren Jones – Zone Change** request to rezone approximately three (3) acres from Suburban-1 to Neighborhood Commercial for the purpose of placing a Gas Station/Convenience Store and Storage Facility, located in Lots 5 and 6, Block 2, Astro Acres Phase 1, Matt
- 3) **PUBLIC HEARING –Warren Morgan– Zone Change** request from Commercial Freeway Service to Light Industrial to rezone 10.8 acres, located in a portion of Lot 2, Sakai Short Plat in the SW ¼ of S 32, T 19 N., R 24 EWM, Grant County, Washington. Ron
- 4) **PUBLIC HEARING –Rosalba Rojas –Plat Alteration** request to subdivide Tax #5815 in Lot 1 (a 4.22 acre lot), Replat of Stade Orchards into two 2.11 acre lots, located at 6850 and 6784 NE Mae Valley Road, Moses Lake, in a portion of the SE ¼ of SE ¼ of S 19, T 19 N, R 28 E.W.M, Grant County, Washington. Marty
- 5) **PUBLIC HEARING –Kim Foster, ASPI – Preliminary Plat** request to create a 4-lot subdivision on 18.6 acres in the Light Industrial zone, located in a portion of the NW ¼ of S 4, T 19 N, R 28 E.W.M, Grant County, Washington. Ron

- 6) **PUBLIC HEARING –Miles Rhoads – Plat Alteration** request to Subdivide Lot 1, Block 23, Grant Orchards into two lots each 2.5 acres in size, in the S-2 zone, located at the intersection of Count Road 19 NE and Division .5 NE, in a portion of S 31, T 22 N, R 27 E.W.M, Grant County, Washington. Marty
- 7) **Moses Lake Interim Urban Growth Area Amendment** Scott
- 8) **Ephrata Urban Growth Area Designation** Scott  
**This agenda item will be heard at 8:30 or later.**

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
MAY 5, 1999**

Review and Approval of April 7, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING –Randal Niessner –Zone Change** request to re-zone approximately 2.2 acres of a 10.9 acre parcel, from Heavy Industrial to General Commercial for the location of a gas station, convenience store, truck fueling facility and associated uses. Currently, commercial food storage and a card lock fueling facility are on site. Property located in a portion of the Hiawatha Industrial Plat, NW ¼ SW ¼ of S 8, T 16 N, R 26 E.W.M, Grant County, WA.  
Matt

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

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**AGENDA  
JUNE 2, 1999**

Review and Approval of April 7, 1999 Planning Commission Minutes.  
(May meeting cancelled).

- 1) **PUBLIC HEARING – Burley Wolford – Preliminary Plat** request to create a seven lot subdivision on approximately 35 acres in the Open Space Recreation (OSR) zone, located in a portion of S 35, T 19 N, R 26 E.W.M, Grant County, WA. Ron
- 2) **PUBLIC HEARING –Randal Niessner –Zone Change** request to re-zone approximately 2.2 acres of a 10.9 acre parcel, from Heavy Industrial to General Commercial for the location of a gas station, convenience store, truck fueling facility and associated uses. Currently, commercial food storage and a card lock fueling facility are on site. Property is located in a portion of the Hiawatha Industrial Plat, of S 8, T 16 N, R 26 E.W.M, Grant County, WA. Matt
- 3) **PUBLIC HEARING – Thomas Roche – Zone Change** request to re-zone his home site from Commercial to Residential-2, located on Lot #7, Block #6 of Lakeview Park, in a portion of S 35, T 22 N, R 26 E.W.M, Grant County, WA. Matt
- 4) **PUBLIC HEARING –Jack & Bette Pogorelc – RePlat** request to combine two lots, Lots #376 and #377 into one lot, located in Desert Aire, Division #1, in a portion of S 22, T 14 N, R 23 E.W.M, Grant County, WA. Marty
- 5) **PUBLIC HEARING – Amendments to the Grant County Zoning Ordinance** Damien

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Kirk Sager, Martell Palmer, Dave Dinges, Duane Ehr

Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
JULY 7, 1999**

Review and Approval of June 2, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Tren Jones – Zone Change** request to re-zone approximately 3.0 acres from Suburban –1 to Neighborhood Commercial for a proposed Gas Station / Convenience Store, located on Lots #5 and #6 of Block 2, Astro Acres, Phase I, in a portion of S 34, T 19 N, R 28 E.W.M, Grant County, WA. Matt
  
- 2) **PUBLIC HEARING –Eddie Smith – Plat Alteration** request to replat Lot 1 of the current Smith Short Plat into two lots, Lot 1 being 12,890 square feet and Lot 1A being 17,870 square feet, located in S 12, T 18 N, R 22 E.W.M, Grant County, Washington. Matt
  
- 3) **PUBLIC HEARING – Draft Comprehensive Plan** – Final review and formulation of a formal recommendation to the Board of County Commissioners.  
Denny & Scott

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
AUGUST 4, 1999**

Review and Approval of July 7, 1999 Planning Commission Minutes.

*No agenda items. Meeting cancelled.*

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Kirk Sager, Martell Palmer, Dave Dinges, Duane Ehr

Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
SEPTEMBER 1, 1999**

Review and Approval of July 7, 1999 Planning Commission Minutes.  
(The August Planning Commission meeting was cancelled.)

- 1) **PUBLIC HEARING – Larry Fowler– Zone Change** request to re-zone approximately 1.5 acres from Light Industrial to General Commercial on the north 240 feet of Lots 2 and 3, Moses Lake Industrial Park Damien
  
- 2) **PUBLIC HEARING – Church of God in Christ / Pastor William Graham – Zone Change** request from Heavy Industrial to General Commercial for the allowance of an existing non-conforming church. Marti

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
OCTOBER 6, 1999**

Review and Approval of September 1, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Roger Fair – Preliminary Plat** request to create a 29-lot subdivision on approximately 82 acres in the Open Space Recreation (OSR) zone. 6-18-27 Ron

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

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Kirk Sager, Martell Palmer, Dave Dinges, Duane Ehr

Commission Members Dinner at Don's Restaurant, Soap Lake – 5:30 p.m.  
Planning Commission Meeting -- 7:00 p.m.

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

**AGENDA  
NOVEMBER 3, 1999**

Review and Approval of October 6, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Paul Verhey – Zone Change** request from Open Space Recreation to General Commercial on Lot 13 (2.55 acres) and Lot 16 (4.63 acres) of Frenchman Estates Phase 1. S13-T17-R27 Marti
  
- 2) **PUBLIC HEARING – Charles and Barbara Pomeroy & Donald and Deborah Jacobson – Preliminary Plat** request for Sunset Acres #2 of 15 lots on approx. 79 acres. S7-T20-R26 Ron

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**

**GRANT COUNTY  
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AGENDA**

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

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

**DECEMBER 1, 1999  
7:00 P.M.**

Review and Approval of November 3, 1999 Planning Commission Minutes.

- 1) **PUBLIC HEARING – Maiers Development Corp. – Bob Fancher – Preliminary Plat**  
request for Desert Ridge a 67 lot major subdivision in the Residential One (R-1) zone  
located in the Pelican Point area S 34, T 19, R 28 Peter
  
- 2) **PUBLIC HEARING – John & Verginia Thomas – Plat Alteration** request to allow the  
reconfiguration of three lots into two and boundary line modifications of Lots 7, 8, & 9 of  
Astro Acres Phase 2 34, T 19, R 28 Ron

**PLANNING COMMISSION – QUESTIONS AND COMMENTS**