

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
Vice Chairman: Dale Walker
Board Members: Ollie Click, Terry Dorsing, Jim Fleming, Blair Fuglie, Lee Graham, Jon A. Hatt, and James Turner
Secretary: Doris Long

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

DECEMBER 5, 2012 @ 7:00 P.M.

Members Present: Bill Bailey, Ollie Click, Terry Dorsing, Jim Fleming, Blair Fuglie and Lee Graham

Members Absent: Jon A. Hatt, James Turner and Dale Walker

Chairman, Bill Bailey, opens the meeting.

Board Action:

Approval of November 7, 2012 Planning Commission Meeting Minutes.

Mr. Click motions to approve the meeting minutes as presented. Mr. Fleming seconds the motion.

Voted on and passes unanimously.

Mr. Bailey swears in those wishing to testify at this hearing en masse:

Do you hereby swear or affirm under penalty of perjury under the laws of the State of Washington that the testimony that you give is truthful and accurate to the best of your knowledge and belief?

PUBLIC HEARING – Grant County, File # 12-5729, Unified Development Code Amendments – proposed procedural changes for certain land use applications and minor corrections.

Senior Planner, Dorothy Black, presents the Staff Report to the Planning Commission members along with Agencies/Departments comments that have been received.

There is a brief discussion regarding how many permitted flea markets are located in the County.

Public Testimony Opened

Public Testimony Closed

Mr. Fleming moves for the amendments to the Unified Development Code be approved as presented.

Mr. Click seconds the motion.

ACTION: JIM FLEMING MAKES A MOTION TO APPROVE THE GRANT COUNTY UNIFIED DEVELOPMENT CODE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE FOUR (4) FINDINGS OF FACT.

OLLIE CLICK SECONDS THE MOTION.

VOTED ON AND PASSES UNANIMOUSLY

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

PUBLIC HEARING – Grant County Public Utility District No. 2, File # 12-5730, Unified Development Code Amendment – to Chapter 23.12.075 Clustering Standards by adding Rural Community as an applicable zone, the addition of minimum lot size for LAMRIDS and the addition of Rural Community to Table 4 - Number of Dwelling Units per Cluster.

Mr. Fuglie requests to be recused from hearing the next project. Planning Commission Chairman, Mr. Bailey, approves the request and notes for the record there is a quorum present for the next item to be heard on the agenda.

Senior Planner, Dorothy Black, presents the Staff Report to the Planning Commission members along with Agencies/Departments that have been received.

Mr. Bailey asks Staff to list those areas zoned Rural Community, which this amendment would affect.

Staff lists those as being: Schawana, Beverly, Wheeler, Royal Camp, Parker Springs, Trinidad, Wanapum Village, Marine View Heights and White Trail.

Mr. Graham asks if this will change the density requirements of those areas.

Staff answers no, it would allow clustering in that zone. It doesn't change the density, it changes the lot size.

Anita Gruchalla, representing Grant County PUD, PO Box 478, Ephrata, WA 98823, previously sworn. Ms. Gruchalla explains that Grant County PUD owns a LAMRID, being Wanapum Village, which was constructed approximately fifty years ago in support of the Priest Rapids project. This property was never platted. If this amendment was approved it would allow for the property, that is currently non-conforming in land use, to be platted and potentially sold as legal lots. The amendment would enable the creation of smaller lots within the development area, but no additional density or development would occur. There are not any adverse impacts anticipated by Grant County PUD.

Mr. Bailey asks if the PUD Commissioners approved this request.

Ms. Gruchalla answers that they were consulted and approved the change.

There is discussion regarding the Clustering Standards and how they would apply to the affected areas.

Staff explains it is entirely possible that not all of the Rural Community LAMRIDS will be able to utilize this amendment.

Mr. Bailey explains the concern is that the Planning Commission does not want to take any action that would have a negative effect on the remaining areas, although it does not appear that it would.

Staff states this was considered. The impact that the amendment would have on all of the areas was examined, and it was not found to be problematic. In this scenario, with an existing water system and sewer system, it makes perfect sense.

Public Testimony Opened
Public Testimony Closed

There is discussion regarding the Clustering Standards and how they are applied.

Staff explains Clustering does not increase density. It is an optional development tool, and does not have to be utilized in the development process.

Mr. Bailey suggests to the Planning Commission that a 5th Finding of Fact be added to indicate they had discussed the amendment and found there to be no adverse impact on other Rural Community zoned areas.

Mr. Click moves to recommend approval to the Board of County Commissioners including the addition of the suggested 5th Finding of Fact.

Mr. Dorsing seconds the motion.

ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE GRANT COUNTY PUBLIC UTILITY DISTRICT UNIFIED DEVELOPMENT CODE AMENDMENT WITH THE FOUR (4) FINDINGS OF FACT AND WITH THE ADDITION OF A FIFTH FINDING STATING "THE PLANNING COMMISSION FINDS THAT THERE WOULD BE NO ADVERSE IMPACT ON OTHER RURAL COMMUNITY AREAS".

TERRY DORSING SECONDS THE MOTION.

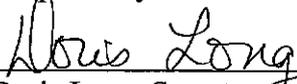
VOTED ON AND PASSES UNANIMOUSLY

FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION

Planning Manager, Damien Hooper, reports to the Planning Commission that there will be a Shorelines meeting on January 2, 2013.

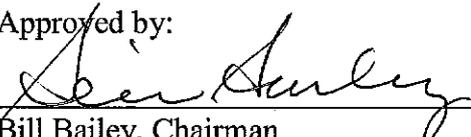
Meeting adjourned at 7:48 PM.

Respectfully submitted:



Doris Long, Secretary

Approved by:



Bill Bailey, Chairman