

**GRANT COUNTY  
PLANNING COMMISSION**

Chairman: Bill Bailey  
Vice Chairman: Ollie Click  
Board Members: Dale Anderson, Carol Dawson, Terry Dorsing, Jim Fleming, Blair Fuglie, Lee Graham,  
and Kevin Richards  
Secretary: Doris Long

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

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**JUNE 26, 2013 @ 7:00 P.M.  
2013 COMPREHENSIVE PLAN AMENDMENTS & ZONE CHANGES**

Members Present: Dale Anderson, Bill Bailey, Ollie Click, Carol Dawson, Jim Fleming,  
Blair Fuglie, Lee Graham and Kevin Richards

Members Absent: Terry Dorsing

**BOARD ACTION:**

Chairman, Bill Bailey, opens the meeting and 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?

Mr. Bailey explains how the meeting will proceed.

Associate Planner, Tyler Lawrence, explains that the four Comprehensive Plan Amendments to be heard are non-project specific and the SEPA is a non-project consideration of all of these proposals. Copies of the application materials were sent to over 150 agencies and known groups of interest. Each site was posted with a Notice of Application and public hearing and was sent to property owners within 300 feet of the subject parcels. The notices were also published in the Columbia Basin Herald and the Grant County Journal. An addendum to the EIS of the Comprehensive Plan was issued on June 5, 2013 along with a Determination of Non-Significance. The proposals include a Zone Change, which will require a second recommendation from the Planning Commission.

Associate Planner, Tyler Lawrence, presents the 2013 Comprehensive Plan Amendments and Zone Changes. A printed version of the Powerpoint presentation is entered into the Record as Exhibit #1.

**PUBLIC HEARING – Beverly Hasper, File No. 13-5779, Comprehensive Plan Amendment and, File No. 13-5779-02, Rezone.**

Staff reports the proposal is a Site-Specific Land Use Re-designation of approximately 19 acres from Irrigated-Agriculture to Rural Residential-1 and Zone Change from Agriculture to Rural Residential-1. The site consists of two complete parcels and a small portion of a third parcel. According to the Columbia Basin Project Land Classification the ground is type 3 and type 6 soils, which are not considered to be prime farm ground. The property is a portion of Farm Unit 22, Block 71, but is currently not being farmed, or being served by USBR water. Aerial photographs indicate that the property has not been used for agricultural production since 1966. Staff displays maps and photos showing the location of the proposal along with surrounding zoning.

Based on analysis of the application materials, the Planning Department recommends approval of the re-designation.

Mr. Click questions why this property doesn't have water; all farm units have Bureau water. Staff replies this property may have the ability to get water, but it is not currently utilized. Mr. Click asks if the land was not developed for the delivery of water to the unit. Staff states that is his belief, but the applicant could specify otherwise.

Mr. Bailey asks approximately how many residential units are located on the site. Staff answers there are four residential units between the three different properties.

Mr. Fuglie asks if the residences are all under the same ownership. Staff confirms they are all owned by Beverly Hasper.

Mr. Bailey verifies with Staff that their recommendation is for approval of the land use and zone change. Staff confirms that is correct.

Stirling Knudsen, Knudsen Land Surveying, representing the proponent and has been sworn. Mr. Knudsen feels that Staff has covered the significant information. He will answer any questions that the Planning Commission may have.

There are no questions for Mr. Knudsen.

*Public Testimony is Opened*

Charles Smith, 8019 Road 10 NW, has been sworn. Mr. Smith states that he has no objections at this stage of the proposal. His only objection would be if the applicant were to subdivide the property and put a bunch of houses on it.

*Public Testimony is Closed*

Mr. Click asks if the entire Farm Unit was comprised of the 19 acres. Staff uses the map displayed to indicate the boundaries of the farm unit, and replies he thinks the unit consists of approximately 160 acres.

Mr. Click wonders if this was a water delivery unit or a farm unit. He explains originally there were a number of units in the area with soils so bad the Bureau did not include them for water, but added them later as water delivery units. So there may not be any water to this property. Staff states that the application identified the property as a portion of a farm unit.

Mr. Richards asks Staff if he knew why the Health District made their comment. Staff replies apparently they felt it was relevant, but he does not feel it is applicable to the land use re-designation or zone change.

Mr. Click asks for the record, what is the lot size of Rural Residential-1. Staff answers it is a 5-acre minimum lot size. Mr. Click asks what happened to Rural Residential-3. Staff answers Rural Residential-3 is currently a 5-acre minimum lot size as well. Mr. Click asks didn't Rural Residential-1 use to be for a smaller parcel size. Staff explains Rural Residential-1 has always been a 5-acre minimum lot size. When the Code was first developed it was designed for Rural Residential-2 and Rural Residential-3 to be 2.50 acre lot size. There was

some litigation related to that, and the Growth Management Hearings Board directed that all three designations be 5-acre minimum lot size.

Mr. Click reports he wanted this clarified so that if in the future the regulations were to revert back to the original standards. What were thought to be 5-acre parcels could then become 2.50-acre or 1-acre parcels. Staff reiterates it would all be 5-acre minimum.

Mr. Click moves to send this project forward to the County Commissioners with a Planning Commission recommendation for approval.

Mr. Fleming seconds the motion.

**ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE BEVERLY HASPER SITE-SPECIFIC LAND USE RE-DESIGNATION AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE NINE (9) FINDINGS OF FACT. JIM FLEMING SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

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

Mr. Bailey asks Staff if there was any other information to present for the zone change. Staff reports he has no other information to add.

Mr. Bailey asks Mr. Knudsen if he would like to speak regarding the zone change. Mr. Knudsen does not wish to speak.

*Public Testimony is Opened*  
*Public Testimony is Closed*

Mr. Click explains this area has turned into a lot of smaller pieces and he feels this would fit in. If there are no other comments, he would move to send the request to the County Commissioners with a recommendation in the affirmative.

Mr. Fleming seconds the motion.

**ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE BEVERLY HASPER ZONE CHANGE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE TEN (10) FINDINGS OF FACT. JIM FLEMING SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

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

Mr. Richards requests to be recused for the remainder of the meeting. Chairman, Bill Bailey, approves the request.

**PUBLIC HEARING – Tony Favero (Central Washington Livestock), File No. 13-5780, Comprehensive Plan Amendment and File No. 13-5780-02, Rezone.**

Staff reports that the proposal is a Site-Specific Land Use Re-designation from Rural Urban Reserve to Industrial (Rural) and Rezone from Rural Urban Reserve to Rural Light Industrial.

The subject site is made up of three parcels totaling 28-acres. The Land Use Designation of Rural Light Industrial is one of the County's LAMIRD (Limited Areas of More Intensive Rural Development) designations. In order for an existing area to be considered for a LAMIRD designation it must have been in existence prior to July 1, 1991. This is the date that Grant County was required to comply with the Growth Management Act. The subject site is the Central Washington Livestock sales facility. On October 15, 1990 the Board of Adjustment approved a Conditional Use Permit (CUP) for the site; however no building permits were attained until July 19, 1993. Grant County Planning Staff feels that the CUP does not qualify as development; therefore the site in question does not meet the date requirement for a LAMIRD designation. As in a land use application, the burden of proof to have the application approved resides solely with the applicant. Prior to considering whether the proposed land use designation is appropriate for the site, it must first be established that the site contained commercial/industrial development at the time that Grant County was obligated to comply with the GMA, which was July 1, 1991. The applicant has submitted evidence from the previous owner, Martell Palmer, stating that he utilized the pasture and corrals on the property for cows since around 1990. The application material also included a copy of the CUP and the building permit that was issued in 1993. Because there is not evidence to support the presence of commercial/industrial development prior to 1991 Staff does not feel it meets the requirement for a LAMIRD designation and has recommended denial of both the Comprehensive Plan Re-designation and the Zone Change. Staff displays maps and photos showing the location of the proposal along with surrounding zoning.

Mr. Bailey inquires about the zoning of the property, to the West, along Road N. Staff replies there is some Urban Heavy Industrial on the far side of Road "N", which corresponds with the Urban Growth Boundary for the City of Moses Lake.

Mr. Bailey asks what is the zoning and activity of the property to the East side of Road "N", North of the freeway.

Staff answers that it is zoned Rural Urban Reserve, but he is not sure what is located on the property.

Mr. Bailey replies that he thinks there is a well driller and pallet facility.

Mr. Anderson states that he drove by, and next door to Tony Favero's is a pallet factory. Along Road "O" is mile after mile of Heavy Industrial and Light Industrial.

Olivia Jennings, Western Pacific Engineering and Survey, 1328 East Hunter Place, Moses Lake, representing the proponent, and has been sworn.

Tony Favero, 3328 West Lakeshore Drive, Moses Lake, and has been sworn.

Ms. Jennings explains that she thinks the reason the project was not recommended for approval by the Planning Staff was that they did not provide sufficient evidence that the site was being used as a livestock facility prior to July 1, 1991, therefore designating it accurately as a LAMIRD in the Light Industrial zone. Present is, Tony Favero, owner and operator of the site and facility, as well as, Mr. Martell Palmer, who was the previous owner of the site, who are here to provide further evidence clarifying reasons for the proposal to be accepted. The site was approved and is currently being used for a livestock auction facility, which was done prior to July 1991. A truck wash and wastewater pond is also located on the site, which is not conducive to future residential development.

Ms. Dawson asks, for clarification, that the building was not placed until 1993.

Mr. Favero replies that is correct.

Ms. Dawson asks when the land use, corrals and the livestock facility happened.

Mr. Favero states that after making the purchase agreement for the property, and obtaining a Conditional Use Permit on October 15, 1990 they began setting up corrals. He had purchased corrals and related equipment from the Port of Moses Lake. Mr. Favero explains he has been in the livestock business most of his adult life.

Ms. Dawson asks Mr. Favero at what period in 1990 did he start buying and selling cattle, running cattle through the pens.

Mr. Favero replies he has been doing that most of his life.

Ms. Dawson confirms that the building did not come along until 1993.

Mr. Favero answers yes, a purchase agreement was made on the property, a CUP was obtained and the transition began at that point.

Ms. Jennings clarifies that the building was not in place until 1993; however the site was being used prior to 1991. As early as 1989, corrals were on the site and the site was being used for the current existing use of a livestock facility.

Mr. Anderson states that a building permit is not necessary to begin with.

Mr. Favero states that he doesn't think so, because you have a plan and then you work the plan. He explains they did the planning, acquired the land, acquired the Conditional Use Permit, and then moved forward with financing and so on.

Mr. Anderson reports that he personally feels that the proponent does qualify as a LAMIRD.

Mr. Bailey states no, they will get into that later.

Mr. Favero explains that when he began his business there wasn't any other businesses there. He uses the map displayed to point out the activities taking place on surrounding properties, including a well drilling business, a pallet business, several grain tanks and a seed business. These properties are in the same zone, but they have Conditional Use Permits. He is being told that the area should be residential. There are 20,000 cars a day going down the freeway, 1,000 trucks a day going down Road "N" and probably 200 trucks going down the Frontage Road. No one is going to want to build homes there.

Ms. Dawson comments that she has bought and sold a few cattle and watched the market; she does remember the time period that is being talked about.

#### *Public Testimony Opened*

Martell Palmer, 14600 Road 1 NE Moses Lake and has been sworn. Mr. Palmer reports that he sold the property to Mr. Favero with the intentions of him building a livestock market on the site. He felt there was the need for a livestock market in the local area. It was necessary to haul the cattle to market to either Toppenish or Davenport. He has always had cattle and needed a place to market. The land was classified as #6, it is caliche ground with no water rite. He owns the land on three sides of the subject property and it is zoned Rural Urban Reserve. Many things can go in Rural Urban Reserve, it is not solely residential. The businesses located along Road "N" all fit in the designation. He had worked with Mr. Favero for years on the land running cattle, before the livestock market was built, because it was #6 ground. He intends on keeping the land he owns, bordering the three sides of the subject site, as Rural Urban Reserve because it suits his plans. He has platted some of the property along Road "N" and is selling 5-acre lots because it was not feasible to farm.

Mr. Favero uses the displayed map to point out all of the land surrounding the subject area that is #6 non-irrigable grounds and the location of three drainage ditches. He feels that no one would want to place a residence in the area with all of the traffic, noise and heavy industrial activity; it is more suited for light industry use.

#### *Public Testimony is Closed*

Mr. Anderson reports that he visited the subject site and there are a number of trucks in the area. He can't see anyone building a residence there with all of the noise and traffic.

Mr. Bailey comments that the Growth Management Act was in 1991, but Grant County did not adopt the Comprehensive Plan until 1999. It is his understanding that the Rural Urban Reserve is almost a holding zone. It is fairly restrictive. A lot of property was given that designation, as the initial plan was developed and adopted,

with the idea that it may be changed later. There is a considerable amount of development around the property, including light industrial activity on Road "N". It has been his observation, after visiting livestock operations in California, Oregon, Idaho and Washington, the dynamics of the business has changed considerably, and several of the livestock markets have closed over time. The larger markets that are still in operation have had to become more than sale yards to be competitive. Truck washes are common, and almost a necessary component of the business. There often times are restaurants, trailer sales, fencing supply sales and light manufacturing producing gates, panels and the like as well. He agrees with Mr. Favero in that he can't imagine there would be residential development there anymore. He would have liked to of seen more land included in the land use designation change, particularly along the freeway and Road "N". Development should happen on lower quality ground such as this, which contains caliche, drainage problems, and numerous other issues associated with a #6 classification. Mr. Bailey states with these comments he is indicating that he does not agree with the Staff's analysis, although he believes that Staff did the analysis with the rules that he had to work with. Mr. Bailey explains his analysis is that the project fits for the reasons and the history that he has given.

Mr. Click states he was a member of the Board of Adjustment when the Conditional Use Permit was issued for this property, and he has watched it for a number of years. He knows that the fencing was there prior to the building being built. So he has no problem with the use. He thinks there is some confusion because it is zoned as Rural Urban and it is not Rural Urban Residential. There are other uses besides residential in the urban areas. He agrees with Mr. Bailey in that it is going to develop.

Mr. Graham asks when the Conditional Use Permit was being processed, was it ever said that a building had to be a part of that permit.

Mr. Click replies no.

Mr. Graham states it was changed in that process, so in that respect, in his opinion, the LAMIRD does apply, building or no building, because the building was not a part of the Conditional Use.

Mr. Fuglie explains that with the infrastructure located on the property to the West, it would seem to be a natural transition for the properties to be developed to the East. The land is not conducive to farming, so taking those types of soils and putting them to a different use is good. They have seen the other side of it, to the west of here, where very productive fertile ground has been taken out of farm production and put into a different use. This is an appropriate use for these properties.

Mr. Fleming states that in his opinion, this is the type of land that needs to be developed in this fashion. Not like what has been done in Quincy where all the data centers have been put on #1 ground. Some of the best ground in the world to farm, and it is covered with data centers. It is this type of land that they should be placed on.

Ms. Dawson states she agrees with what is being said.

Mr. Click states with those comments he moves to send this to the County Commissioners with a recommendation to approve it with all of the Findings of Fact in the affirmative.

Mr. Fuglie seconds the motion.

Staff would like to interject for the record; this livestock facility can continue to operate under its Conditional Use Permit with the existing zoning that is in affect. Having a zoning designation of Rural Urban Reserve does not mean that the facility has to shut down any time soon. It does have an approved Conditional Use Permit and can continue to operate under that Conditional Use Permit.

Ms. Dawson states that Mr. Bailey brought up the point that it is tough for these livestock auctions. A lot of times they have to combine uses, and sometimes sub-lease to let another business use their acreage. Are these

other businesses going to be able to get Conditional Use Permits to conduct their business at that location? Also, how can they get financing for operating money when the zoning is not agreeable?

Staff responds that as Mr. Bailey had mentioned, the Rural Urban Reserve is a fairly restrictive zoning; a sort of transitional zone from Rural to Urban development, so it may be difficult for some of those additional uses to be established.

Mr. Fuglie comments that it may have been advantageous for this to be expanded to some of the surrounding properties.

The motion is voted on and carried.

**ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE TONY FAVERO (CENTRAL WASHINGTON LIVESTOCK) SITE-SPECIFIC LAND USE REDESIGNATION AS PRESENTED BY THE PLANNING DEPARTMENT STAFF AND THE NINE (9) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

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

Mr. Bailey opens the public hearing for the rezone.

*Public Testimony is Opened*

*Public Testimony is Closed*

Mr. Click motions to send to the County Commissioners a recommendation of approval.

Mr. Fleming seconds the motion.

**ACTION: OLLIE CLICK MAKES A MOTION TO APPROVE THE TONY FAVERO (CENTRAL WASHINGTON LIVESTOCK) REZONE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF AND THE TEN (10) FINDINGS OF FACT. JIM FLEMING SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

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

**PUBLIC HEARING – Bruce Mathews (3MI, LLC), File No. 13-5781, Comprehensive Plan Amendment and File No. 13-5781-02, Rezone**

Staff reports the proposal is a Site-Specific Land Use Re-designation from Residential-Medium Density to Urban Commercial and Rezone from Urban Residential-3 to Urban Commercial-2. The property is just shy of being a 1.50 acre parcel and is located within the Urban Growth Area of the City of Moses Lake. The subject site currently contains a mini-storage facility that has been in operation since 1997. The property is bordered to the South by Urban Commercial zoning, Residential to the North and East and to the West by the City of Moses Lake. Staff displays maps and photos showing the location of the proposal along with surrounding zoning. The property's current use is commercial in nature, and it is unlikely that it would ever be redeveloped as residential use.

The Planning Department recommends approval of the land use re-designation and zone change.

Mr. Graham asks if there is something being separated off from the subject parcel.

Staff displays an aerial map to explain that there is a separate parcel, between the mini storage and Stratford Road, which contains a residence and is not a part of this proposal.

Ms. Dawson asks if that parcel is under a different ownership.

Staff states the Assessor's records have the ownership under a different name.

Mr. Bailey thinks all the owners are family.

Olivia Jennings, Western Pacific Engineering and Survey.

Ms. Jennings states that she would answer any questions at this time.

Mr. Click asks about access.

Ms. Jennings explains the access is currently off of Stratford Road. Using the aerial map, she indicates the location and the route of the access.

Mr. Bailey points out that access is not really germane to the land use designation or zoning.

*Public Testimony is Opened*

*Public Testimony is Closed*

Mr. Fuglie asks if there had been any correspondence received from the adjoining landowners.

Staff replies that he did not receive any comments or phone calls regarding the project.

Mr. Fleming moves for the Comprehensive Plan Amendment, File #13-5781, be sent to the County Commissioners with a recommendation for approval.

Mr. Click seconds the motion.

**ACTION: JIM FLEMING MAKES A MOTION TO APPROVE THE BRUCE MATHEWS (3MI, LLC) SITE-SPECIFIC LAND USE REDESIGNATION AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE NINE (9) 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**

Mr. Bailey opens the public hearing for the zone change.

*Public Testimony is Opened*

*Public Testimony is Closed*

Mr. Fleming moves that the zone change be sent to the County Commissioners with a recommendation of approval.

Mr. Graham seconds the motion.

**ACTION: JIM FLEMING MAKES A MOTION TO APPROVE THE BRUCE MATHEWS (3MI, LLC) REZONE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF WITH THE TEN (10) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

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

**PUBLIC HEARING – Kevin (Bob) Tatum, File No. 13-5782, Comprehensive Plan Amendment and File No. 13-5782-02, Rezone.**

Staff reports the proposal is a Site-Specific Land Use Re-designation of approximately 29.50-acres from Residential-Medium Density to Urban Commercial and Rezone from Urban Residential-3 to Urban Commercial-1. Staff displays a vicinity map showing the location of the proposal along with surrounding zoning. He explains that this property may look familiar to the Planning Commission because a portion of the property was changed during the 2010 Comprehensive Plan Amendment Cycle. This property was split by the Urban Growth Area (UGA), and pursuant to Grant County Code § 23.04 (e) (2) when a property was split by an Urban Growth Area, at the time of adoption of the Comprehensive Plan, the landowner can petition to have the entirety of that property included as part of the Urban Growth Area. The entire property must take on the same designation and zoning as the portion that is located inside the UGA. At the time the Code was adopted that portion of the property was Urban Residential. It is also the portion of the parcel that in 2010 the Planning Commission had recommended approval for the re-designation. The proponent has asked that the remainder of the property be included into the UGA, and therefore it received the designation of Medium Density Residential. The proponent would now like to make the entire property consistent with the Urban Commercial Designation and an Urban Commercial-1 Zone.

The Planning Department recommends approval of the Land Use Re-designation and Zone Change.

There is discussion regarding the railroad located on the property.

Olivia Jennings, Western Pacific Engineering and Survey. Ms. Jennings explains this would create consistency with the zoning and Comp. Plan designation for the parcel. The topography of the land is not conducive for residential use.

Kevin (Bob) Tatum, 1037 Laguna, has been sworn in. Mr. Tatum reports that he would concur with what Ms. Jennings had stated. The flight pattern is directly over the property, and is not favorable to residential use of the property. Mr. Tatum explains that the cost to develop the portion of the property that was previously changed to Commercial zoning would be too high. He would like the entire parcel to be zoned Commercial.

*Public Testimony Opened*

*Public Testimony is Closed*

Mr. Fuglie motions to send forward to the County Commissioners a recommendation of approval for the Site-Specific Land Use Re-designation from Residential Medium Density to Commercial with the Findings of Fact in the affirmative.

Mr. Graham seconds the motion.

**ACTION: BLAIR FUGLIE MAKES A MOTION TO APPROVE THE KEVIN (BOB) TATUM SITE-SPECIFIC LAND USE REDESIGNATION AS PRESENTED BY THE PLANNING DEPARTMENT STAFF AND THE NINE (9) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

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

Mr. Bailey opens the public hearing for the rezone.

*Public Testimony is Opened*

*Public Testimony is Closed*

Mr. Fuglie motions to send forward to the County Commissioners a recommendation of approval.

Mr. Graham seconds the motion.

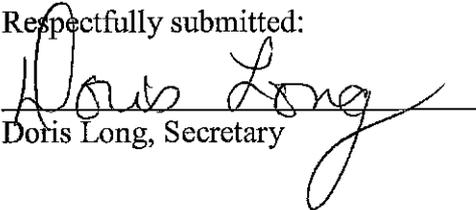
**ACTION: BLAIR FUGLIE MAKES A MOTION TO APPROVE THE KEVIN (BOB) TATUM REZONE AS PRESENTED BY THE PLANNING DEPARTMENT STAFF AND THE TEN (10) FINDINGS OF FACT. LEE GRAHAM SECONDS THE MOTION.**

**VOTED ON AND PASSES UNANIMOUSLY.**

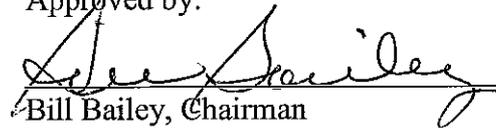
**FINDINGS OF FACT IN THE AFFIRMATIVE AS DIRECTED BY THE PLANNING COMMISSION**

**Meeting adjourned at 8:18 PM.**

Respectfully submitted:

  
Doris Long, Secretary

Approved by:

  
Bill Bailey, Chairman