

COMMISSIONERS' PROCEEDINGS
Week of November 27, 2006

The Grant County Commissioners session was called to order at 9:00 a.m. with all the Commissioners in attendance with the Clerk of the Board.

A motion was made by Commissioner Allison, seconded by Commissioner Moore, that the following resolutions be passed:

- 06-255-CC, an ordinance/resolution increasing the 2007 Grant County Road property tax levy by 1% (\$63,085.00);
- 06-256-CC, a resolution approving the Current Expense budget for 2007;
- 06-257-CC, a resolution approving the Mental Health budget for 2007;
- 06-258-CC, a resolution approving the Veteran's Relief Fund budget for 2007.

As of this date, the Board, by a majority vote, does approve for payment those vouchers certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified by the auditing officer as required by RCW 42.24.090, in the amount \$467,716.14, as recorded on a listing and made available to the Board.

As there was no further business to come before the Board the session was continued until November 28, 2006.

November 28, 2006

The session was continued at 9:00 a.m. with all the Commissioners in attendance with the Clerk of the Board.

The Commissioners met with the Public Works Director regarding: CRP Resolution for Rd N-NE / TIB; Refreshment approval for December 5, 2006 Solid Waste Coordinators Meeting; Possible Moses Lake Port Area ULID; and Gloyd Dropbox suspension of operations.

The Commissioners approved the request of the Solid Waste Programs Coordinator to purchase refreshments for a Coordinators meeting.

A motion was made by Commissioner Moore, seconded by Commissioner Allison, that resolution no. 06-259-CC, a resolution in the matter of initiating a county road project designated as CRP no. 06-15, be passed. The motion carried.

The Commissioners signed the Public Works Payroll Journal for the month of November, 2006.

The Commissioners signed the Public Works Claims Fund Voucher Approval No. 011-1 through No. 11-99 in the total amount of \$183,864.45, as recorded on a listing and made available to the Board.

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The Commissioners held an open record public hearing regarding two budget extension requests from the Grant County Fairgrounds for ADA Compliance expenses. The first request is for Fund #001, Department #142 for an operating transfer out in the amount of \$18,869.00. The second request is for fund #116, Department #159 for ADA expenses incurred. Commissioner Allison moved to close the public comment portion of the hearing, Commissioner Moore seconded and the motion passed unanimously. Commissioner Allison moved to approve the budget extensions a presented, Commissioner Moore seconded and the motion passed unanimously. The hearing adjourned.

A motion was made by Commissioner Moore, seconded by Commissioner Allison, that resolution no. 06-260-CC and 06-261-CC, resolutions relating to supplemental extensions for the Fairgrounds, be passed. The motion carried.

The Commissioners approved the request of the Facilities and Maintenance Director for a County Credit Card for their department.

As there was no further business to come before the Board the session was continued until November 29, 2006.

November 29, 2006

The session was continued at 9:00 a.m. with Commissioners Stevens and Allison in attendance with the Clerk of the Board. Commissioner Moore was out and excused.

The Commissioners approved the request of the Emergency Management Director to purchase an HP Designjet 4500 printer through funding received from Homeland Security contract E06-028; and to purchase publications to be used for public education using Homeland Security Funding (CERT Contract OFM No. 590-07) in the amount of \$10,416.00.

The Commissioners approved the request of the Chief Accountant for the following budget extensions and set the hearing for December 18, 2006 at 9:00 am:

- Fund #129, Department #170 \$8,000.00 Homeless Housing
- Fund #116, Department #159 \$90,000.00 Fairgrounds
- Fund #503, Department #182 \$20,000.00 Liability Insurance
- Fund #001, to various departments for 2006 Final Budget Adjustment for Salary Increases and other expenses.

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The Commissioners held an open record public hearing regarding the Community Development Block Grant (CDBG) which provides North Columbia Community Action Council with funding for services to low income families for housing assistance, victim services, etc. The Director discussed how the Grant is used and for what purposes. The grant is in the amount of \$170,844.00 plus administrative fees of \$3,000.00. The Commissioners acknowledged the attendance of the Spanish interpreter and that handouts describing the CDBG program were available in both English and Spanish. Commissioner Allison moved to close the public comment portion of the hearing, Commissioner Stevens seconded and the motion passed with 2 Commissioners in attendance. Commissioner Allison moved to approve the grant as presented, Commissioner Stevens seconded and the motion passed with 2 Commissioners in attendance. The hearing adjourned.

The Chair of the Board was authorized to sign a Community Development Block Grant Public Purposes Application, Resolution with Certifications of Compliance, Project Summary Form, Finding of Exemption and Categorical Exemption, Grievance Procedure, Certification on tobacco, Professional Service/Consultant Agreement, Applicant/Recipient Disclosure/Update Report, Determination of Exemption, and "Other Requirements" Compliance Document Checklist, between Grant County, the North Columbia Community Action Council, and the State Department of Community, Trade and Economic Development for funding assistance.

As there was no further business to come before the Board the session was continued until November 30, 2006.

November 30, 2006

The session was continued at 9:00 a.m. with Commissioners Stevens and Allison in attendance with the Clerk of the Board. Commissioner Moore was out and excused.

The Commissioners signed a Certification and Acknowledgement pursuant to the provisions of RCW 84.52.070 acknowledging receipt of the 2006 budgets and estimates as submitted by various taxing districts within Grant County certifying the amounts to be raised by taxation on the assessed valuation of the property within each taxing district for the purpose of levying taxes.

As there was no further business to come before the Board the session was continued until December 1, 2006.

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December 1, 2006

The session was continued at 9:00 a.m. with all the Commissioners in attendance with the Clerk of the Board.

The Commissioners held an open record public hearing regarding the 2006 Comprehensive Plan Amendments that have been submitted this year. Billie Sumrall discussed how the SEPA portion of each hearing would not be discussed. Hector Torres passed out Community Trade and Economic Development (CTED) comments on these 2006 Amendments. Lisa Parks discussed the recommendations from Planning Commission and Planning Department with regards to amendments that are required to our Comp Plan and UDC based on the required review and update found in the Growth Management Act Updates. Alliance performed a technical review, amendments that are necessary to our documents based on changes that have occurred to State laws since Grant County has adopted original Comp Plan and UDC. Amendment to the Comp Plan that application deadline be more flexible. The requirement now is that applications must be submitted by July 1 of each year for review. The recommendation is that the Board adopts a resolution giving flexibility on the required date to submit applications. The second procedural recommended change is in regards to how UGA Amendments are initiated. Suggested changes would require that any change to a UGA that are associated with a Inc. City or Town, the application would have to come first to the County from that particular city. This ensures that the city is informed of the proposal and the applicant must work with that particular jurisdiction. This also ensures that the analysis has occurred before being brought to the Board of County Commissioners (BOCC).

Ms. Parks discussed Staff Report No. 29 regarding the Comprehensive Plan, Development Regulations; and Critical Areas Analysis. Commissioner Allison asked about the use of the wording "Best Available Science" in the Critical Areas of the Amendment. He wanted to know if this wording is a requirement? Ms. Parks stated that she characterizes this language as mandated and discussed why.

Commissioner Stevens also stated that he is also concerned; is it Grant County's "Best Available Science" or the west side of the state's "Best Available Science"? Discussion ensued. Ms. Parks stated that this does not specify what the Best Available Science is; it provides the ability for the local government to determine with the best available science within the criteria identified in the Washington Administrative Code. Discussion then ensued about "Wetlands" and naturally occurring wetlands.

Commissioner Allison moved to close public comment on this project. Commissioner Moore then seconded the motion and the motion passed unanimously. Commissioner Allison moved to approve the project Comprehensive Plan, Development Regulations and Critical Areas analysis and recognizing the 7 Findings of Fact; Commissioner Moore seconded.

Commissioner Allison amended his motion to amend page 21 referenced as page 13-12 dealing with the definition of wetlands. He stated since the Comp Plan is determined locally, he would like to add 2 words in the definition in the first line, where it states "Inundated or saturated by", he would like to add the words "naturally occurring" ground water.

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Commissioner Moore seconded the amended motion. Discussion ensued. Commissioner Allison made another motion dealing with Title 24 Environment 24.08.070b dealing with critical areas determination with Best and Available Science. He would like to add the word "Reasonable" to the front of this. Commissioner Stevens asked if "Local best available science" would be better. Commissioner Stevens seconded the motion. Commissioner Moore stated she did not want to second because changing the language of the State Statute leaves the County open for possible litigation. Discussion ensued. Commissioner Moore called for the question on the amendment to add the words "local" in front of Best and Available Science. Commissioner Allison and Stevens voted in favor of the amended motion. Commissioner Moore voted against the amended motion. The motion carried with a vote of two to one. The Commissioners then voted to pass the above project with amendments, all voted in favor and the motion carried. This presentation adjourned.

File #06-4567 Tyrone Trexler

Billie Sumrall stated the proposal is for a site-specific land use re-designation from Open Space Conservation to Rural Residential 2 for a parcel totaling 71.74-acres located north of the Town of Coulee City on the west side of SR 155, and is a portion of S 23, T 25 N, R 28 E, W M (parcel no. 171535000).

A motion was made by Commissioner Moore seconded by Allison to close the public comment portion of the hearing. The motion passed unanimously.

A motion was made by Commissioner Allison to approve the application as presented recognizing the 9 Findings of Fact. Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4566 Tim Jenne

Hector Torres stated the proposal is for a site-specific land use redesignation of 46.17-acre parcel with a Comp Plan Land Use Designation of Rural Remote and is requesting to change to Agricultural Resource. Location of the property is approximately 5 miles south of the Town of Mattawa north of State Highway 243; and is a portion of S 08, T 13 N, R 24 E, W M (parcel #150772000). A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Moore to approve the application as presented recognizing the 14 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4571 Sun Basin Orchards, LLC (Mr. Kim Foster, Aspi Group)

Billie Sumrall stated the project is a site-specific land use redesignation from AG resource to Rural Residential 1 for one parcel totaling 87.86-acres. Property is located in a portion of S 23, T 19 N, R 27 E, W M (Parcel no. 211323003) Farm Unit 179, block 89, Columbia Basin Irrigation Project in Mae Valley, near Moses Lake.

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Kim Foster 5200 Southcenter Blvd , ASPI Group Representative, showed a map of the proposed area and discussed the project. A motion was made by Commissioner Allison moved to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously. A motion was made by Moore to approve the application as presented recognizing the 14 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4568 Vic Didra

Hector Torres stated the project is for a site-specific land use redesignation of four parcels totaling approx. 279.5-acres with a Com Plan Land Use Designation of "Rural Remote" and is requesting a change to "Agricultural Resource (Irrigated)".

Property is located 2 miles southwest of the Town of George at the intersection of N Frontage Rd and Rd S SW north of Interstate 90; and is a portion of S 14, T 18 N, R 23 E, W M (parcel nos. 201615000, 150411001, 201615002, and 150401000). Mary Didra discussed the project briefly. A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to approve the application as presented recognizing the 14 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #05-4573 Tim McNamara

Billie Sumrall stated the project is a site-specific land use redesignation of approx 12 acres with a Comp Plan Land Use Designation of "Agricultural Resource" and is requesting a change to "Rural Residential 1". Property is located in S 14, T 22 N, R 26 E, W M, Farm Unit 137, Bloc 701, Columbia Basin Irrigation Project, west of County Rd B-NW and north of County Rd 21-NE (parcel no 312594000). A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously. A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 14 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4572 HAS BEEN WITHDRAWN

File #06-4575 Rod and Connie Pierce

Billie Sumrall stated the project is a site-specific land use redesignation from Rural Residential 2 to Shoreline Development 3 for one parcel totaling 9.2-acres.

The property is located in a portion of the N half, SW quarter of S 21, T 24 N, R 27 E, W M, Blue Lake Summer Homes off of Mundy Lane (parcel no. 162154000).

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Brent Miller discussed the septic systems and stated that the Health Department does not know about the project. This is going to have to be addressed.

Michael Budd, Knudsen Land Surveying, discussed the project and stated the health district will look at the project once the SEPA review has been completed.

Brent Miller stated once again that he does NOT believe the Health District has been notified.

Commissioner Stevens clarified that the BOCC is only looking at the site redesignation, not anything else. The proponent will have to apply for a plat for this to happen.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4574 David Adams

Hector Torres stated the project is for two parcels totaling approximately 25.01-acres with a Comprehensive Plan Land Use Designation of "Open Space" and is requesting a change to "Rural Residential 2." Location of the property is approximately 2 miles northeast of the Town of Coulee City and west of Hwy 155; and is a portion of S 23& 26, T 25 N, R 28 E, W M (parcel nos. 171541000 & 171538000).

Nick Wallace of Shulteis Tabler Wallace Law Firm discussed the project.

A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4577 Nick and Donna Tommer

Billie Sumrall stated the proposal is for area approx. 160-acres with a Comprehensive Plan Land Use Designation of "Agricultural Resource". The applicant has submitted an application requesting a Site Specific Land Use Redesignation to Rural Residential 1. Property is located in the NE quarter, SW quarter of S 6, T 20 N, R 26 E, W M, at the intersection of SR 28 and SR 283, Naylor Junction, outside of Ephrata (parcel no. 160584000).

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 14 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

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File #06-4583 Tim Ray, Tom Bruno, and Gene Armstrong

Hector Torres stated the project area consists of four parcels totaling approximately 181.64-acres with a Comprehensive Plan Land Use Designation of "Agricultural Resource (irrigated)" and requests a change to "Rural Residential 1".

Location is approximately 1.5 miles east of the Town of Soap Lane south of Hwy 28 and north of Rd 20 NE; and is a portion of S 22, T 22 N, R 27 E, W M (parcel no. 200031006 TGW 161930006, 161928000, & 161928001).

Discussion ensued; clarification was needed about the Staff recommendation compared to the Planning Commission recommendation.

Tim Ray 3525 Hwy 28, proponent, discussed his property and the ability to irrigate it.

Discussion ensued amongst the Board.

A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison moved to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 14 Findings of Fact, Commissioner Stevens seconded the motion. Commissioner Moore discussed her concern and asked for clarification from Tim Ray. Mr. Ray discussed his project and Staff's concern. The motion passed unanimously. This portion of the hearing adjourned.

File #06-4581 Curlew Crest, Meseberg Family

Billie Sumrall stated the project is for approximately 10-acres with a Comprehensive Plan Land Use Designation of "Agricultural Resource" to "Rural Community". The property is located in the E half, SE quarter, SE quarter of S 18, T 17 N, R 28 E W M, and W half of the NE quarter of the SE quarter, of the SE quarter of S 18, T 17 N, R 28 E, W M, located south of Potholes Reservoir and Potholes State Park (parcel nos. 170029000 and 170028000).

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 14 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4561 David and Dale Hendricks

Billie Sumrall stated the project is for an 8.5-acre parcel with a Comprehensive Plan Land Use Designation of "Urban Residential 3" to "Urban Commercial". The parcel is already within the Urban Growth Area of the City of Moses Lake.

Location of property is a portion of the SW quarter of S 9, T 19 N, R 28 E, W M, and immediately east of Ottmar Rd and south of Cochran Rd (parcel nos. 170264000 and 170300000).

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Dave Hendrick discussed the project.

Dale Schults, Assoc Planner, City of Moses Lake, stated the City of Moses Lake has these 2 parcels designated as Medium Density Residential.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4585 Kenneth Wentworth

Billie Sumrall stated the subject area is a 4.69-acre parcel with a Comp Plan Land Use Designation of "Rural Residential 1". The applicant has submitted an application requesting the subject property be included within the boundary of the City of Moses Lake Urban Growth Area (UGA) and site-specific land use re-designation to "Urban Residential 2".

Location is a portion of the southeast quarter of S 25, T 19 N, R 27 E, W M, immediately west of County Rd F-NE (parcel no. 161545014) and the current UGA boundary for the City of Moses Lake.

Rich Walpole Columbia NW Engineering, discussed the access issues brought up by citizens around the area.

Dale Schultz wanted to mention that the City's Land Use Designation as Low density Residential.

A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4587 ACHI Group

Hector Torres stated the subject area consists of fourteen parcels totaling 719.52-acres with a Comprehensive Plan Land Use Designation of "Agricultural Resource (Irrigated)". The application is to include the subject area within the boundary of the Moses Lake Urban Growth Area (UGA) and a site-specific land use re-designation of 649.62-acres to "Low Density Residential" and 69.9-acres to "Industrial (Urban)". Hector passed out comments received late from the WA State Dept of Transportation (DOT) Aviation Division and Grant County Emergency Services.

Location of the area lies 2 miles east of Stratford Rd, N of Moses Lake along Rd L NE from RD 5 NE to Rd 3.7 NE; and is a portion of S 6,7,& 18, T 19 N, R 29 E, W M (parcel nos.

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190420000, 190438000, 190438001, 190658000, 190658001, 190434000, 190436000, 190439001, 190437000, 311772000, 311773000, 311774000, 190454000, and 190455000). Planning Staff recommends denial of this application. Planning Commission recommendation is to continue this application to the 2007 Comp Plan Amendments so further review could be completed.

Rich Walpole Columbia NW Engineering, Agent for proposal, discussed this proposal. He believes that because the City of Moses Lake is growing so fast and that there will not be enough developable land in the future that this application should be continued until 2007 and not denied.

Richard Pierce, representing the Municipal Airport which is across the street from the land in question, stated he is concerned with the flight plan that is currently over the property and the issues that citizens will have. He believes that any kind of residential will be a problem with this area.

Dale Schults, City of Moses Lake, wanted to discuss the water and sewer availability to the area. He stated that the sewer does not support the proposed area at this time and that there may be a water pressure problem in a portion of the proposed area.

Jerry Richardson, Airport Commission, stated his concern that there is only so much AG land left in the world and changing this area would reduce it even more. He is also concerned with the fly over area.

Tom Dent, stated his concerns over noise and safety.

Rich Walpole, Columbia NW Engineering, stated he knows there are concerns and the proponents know that there are issues that need to be addressed.

Fred Meising, Airport, wanted to reiterate safety is a concern along with noise.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and the application as presented recognizing the 14 Findings of Fact to support the denial, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4586 Kyle Lublin

Billie Sumrall stated the subject area is 113-acre parcel with a Comprehensive Plan Land Use Designation of "Rural Residential 1." The applicant has submitted an application requesting the subject property be included within the boundary of the City of Moses Lake UGA and a site-specific land use re-designation to "Urban Residential, Low Density".

Property is located in a portion of the East half of the southwest quarter of S 24, T 10 N, R 28 E, W M immediately north of Mae Valley Rd and south of Winesap Rd NE (parcel no. 161483000, 161486000, 141692000, 170754000) and south and adjoining the current UGA boundary of the City of Moses Lake.

Rich Walpole, Agent, stated there is a high interest of development in this area.

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A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4588 Larry and Susan Haven

Billie Sumrall stated the subject area is a 4.08-acre parcel with a Comprehensive Plan Land Use Designation of "Rural Residential 1 and 3". The applicant has submitted an application requesting the subject property be included within the boundary of the City of Moses Lake UGA and a site-specific land use re-designation to "Urban Commercial".

Property is located in a portion of the southwest quarter of the northwest quarter of S 11, T 19 N, R 28 E, W M, immediately east of Stratford Rd and north of Maple Drive (parcel no. 170483000) and the current UGA boundary for the City of Moses Lake.

A motion was made by Commissioner to close the public comment portion of the hearing. Commissioner seconded and the motion passed unanimously.

A motion was made by Commissioner to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4560 Big Bend Community College and BBCC Foundation

Hector Torres stated the subject area is an approx 31.78-acre portion of four parcels with a Comp Plan Land Use Designation of "Public Facility". The applicants have submitted an application requesting a Site Specific Land Use Re-designation of 20.78 acres to "Commercial (Urban)" and 11-acres to "Industrial (Urban)". Comments were passed out from the BBCC Foundation and Big Bend Community College. Hector passed out comments received from Doug Sly of the BBCC Foundation. During the Planning Commission, a portion of the project area was found not to have been included in the project, the BBCC Foundation Opportunity Center Building. Mr. Sly's letter requests this portion be added but Staff had already completed the SEPA determination on the project and this was not included in the Comp Plan amendment cycle. Staff does not feel this is appropriate to add this now. Hector showed a map of the 1.86 acres that the proponents would like to add. Planning Commission recommended approval but it does not include the 1.86 acres.

The Board asked of Staff how to make this project happen to include the 1.86-acres? Scott Clark stated that through the boards review make a determination that this is a technical correction and minor in nature, because the parcels included that additional area was insignificant.

Doug Sly, Big Bend College and Foundation, stated he gave Staff a bad map and recognizes his error. This changes the acreage of Public Land from 31.78 to 33.65 and the Urban Commercial 20.78 to 22.65.

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A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented and include the new acreage numbers based on the changes made above with calculation to be done by Staff, recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4562 Ken Jorgensen

Billie Sumrall stated the subject area is a 5-acre parcel with a Comp Plan Land Use Designation of "Rural Urban Reserve". The applicant has submitted an application request the subject property be included within the boundary of the City of Moses Lake UGA and a site-specific land use re-designation to "Urban Residential, Low Density".

Location of the property is in a portion of the southwest quarter of S 24, T 19 N, R 28 E, W M, immediately west of Hamilton Rd NE (parcel no. 190666000) and immediately east adjoining the current UGA boundary for the City of Moses Lake.

A petition against the application was submitted for the record, brought in at 10 am break. Billie then showed a map on the overhead of the opposing parcel owners around the proposed area. Casey Sprouts discussed the petition brought in by himself and surrounding property owners. They respectfully request that the Board review their petition and take their concerns under consideration.

Ken Jorgensen, proponent, stated he's lived there for approx. 30 years and he is now the only 5 acre plat in the area. Everyone else has developed his or her property.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4565 Keith Hansen

Billie Sumrall stated the subject area is 13.89-acre parcel with a Comp Plan Land Use Designation of "Rural Residential 1." The applicant has submitted an application requesting the subject property be included within the boundary of the City of Moses Lake UGA and a site specific land use re-designation to "Urban Residential, Low Density".

Location is a portion of Tracts 3 and 10, Stade Orchard Tracts in S 19, T 29 N, R 28 E, w M, immediately north of Mae Valley Rd and west of Rd F.5 NE (parcel nos. 141682001 and 141676001) and to the east adjoining the current UGA boundary for the City of Moses Lake.

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Dale Schultz, City of Moses Lake Planner, stated the City does not currently have an active application for this proposal at this point. He is requesting clarification from Staff on a boundary of one of the parcels.

A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4615 Grant County Ccorrection

Hector Torres stated the area consists of forty-nine parcels totaling 19.15-acres with a Comp Plan Land Use Designation of "Rural Residential 2". The application is to include the subject area within the boundary of the Moses Lake UGA and a site-specific land use re-designation to "Low Density Residential". Hector stated this area was removed in error.

Subject area lies on the east side of Scenic Drive SE and south of Goodrich Rd in the Pelican Point area; and is a portion of S 3, T 18 N, R 28 E, W M (All of Sandcastle Estates #2)

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

File # 06-4563 and 06-4564 Grant County Port Dist #7 and AJ Gerard Building Company combined with Banks Lake Developers.

06-4563 - The subject area consists of fourteen parcels totaling 234.55-acres with a Comprehensive Plan Land Use Designation of "open Space" (0-1DU/40AC). The application is to include the subject area within the boundary of the Electric City UGA and a site-specific land use re-designation to "Medium Density Residential" (4-8DU/AC). Subject area lies south of Electric City on the west side of SR 155; and is a portion of S 17 & 21, T 28 N, R 30 E, W M (parcel nos.

182301000/182314000/182297000/18287000/012001601/012001602/012001603/012001604/012001605/012001606/012001607/012001608/012001609/012001610).

06-4564 – The subject area consists of three parcels totaling 290-acres with a Comp Plan Land Use Designation of "Open Space" (0-1DU/40AC) and "Rural Residential 2" (1DU/5AC). The application is to include the subject area within the boundary of the Electric City UGA and a site-specific land use re-designation to "Medium Density Residential" (4-8DU/AC). The subject area lies south of Electric City on the east side of SR 155; and is a portion of S 21, T 28 N, R 30 E, W M (parcel nos. 182314001, 182301001, 182311000).

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Hector stated that based on the analysis of OFM population projections for both projects, a determination was made by staff that there was not any additional residential lands needed in the Electric City area but if it were approved they recommend that 170-acres of Golf Course and Bureau lands be designated to "Open Space/Recreation", and the developable areas to be designated as "medium density residential", both are consistent with the Planning Commission recommendation. Hector stated that two adjacent parcel owners have recently requested to be removed from this proposal; this was missed at the Planning Commission hearing. Shawn Cook and Richard Johnson are the owners. The acreage is included in the recommendation and staff will need to make this correction and take out the acreage.

OJ Scharback Grand Coulee Port District, asked to have the hearing continued until after lunch. Commissioner Moore moved to have the hearing continued until 1:15 pm.

The Hearing was called to order. The Board continued projects 06-4564 and 06-4563.

John Snyder, Spokane, Banks Lake Residential LLC, passed out a sheet in response to the facts and findings put together by Grant County Staff.

David Schmidt, Coulee Dam Credit Union and AJ Gerard's Interest, stated that the current boundaries are confusing to those living in the Dam area. He also discussed how there is not much "buildable" land. He is for the proposal.

Troy Ritter, City Council, Electric City, discussed his approval of the proposal.

OJ Scharback stated how the area would benefit for this change.

Gerald Sans, Electric City Council, stated his approval for the expansion.

Commissioner Moore asked of those who were in the audience, if they understood the Planning Department's recommendations and what the Planning Commission approved. One proponent stated they did understand. Another proponent asked for Staff to review the Planning Commission recommendation. Hector re-read for the audience, the recommendation.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation on File #06-4563 dealing with the Urban Growth Boundary Change for Electric City's Urban Growth Area and the site specific land use redesignation from Open Space to Open Space Recreation on approx. 170-acres and open space to medium density residential on approx. 82-acres and recognizing the 9 Findings of Fact; and direct Staff to exclude the 2 parcels by Cook and Johnson that have requested to be removed and approve the application, Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation on File #06-4564 and approve the Urban Growth Boundary Change and site specific land use redesignation for Mr. John Konen, accepting the Planning Commission recommendation to approve the developers UGA Boundary amendment excluding the SE portion and site specific redesignation to "Medium Density" and the UGA ground to "Open Space/Recreation", recognizing the 9 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

COMMISSIONERS' PROCEEDINGS
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File #06-4582 Warren Morgan, dba H&M Commercial Properties, LLC

The subject area is a 12-acre parcel with a Comp Plan Land Use Designation of "Agriculture". The applicant has submitted an application requesting the subject property be included within the boundary of the City of George's UGA and a site specific land use re-designation to "Urban Residential 2". Location is the northeast quarter of the southwest quarter of S 7, T 18 N, R 24 E, W M and immediately adjacent to and south of the City of George (parcel no. 201600010).

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 14 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4578 Nick and Donna Tommer

Billie Sumrall stated the subject area is a 120-acre parcel with the Comprehensive Plan Land Use Designation of "Rural Residential 2". The applicant has submitted an application requesting the subject property be changed and a site specific land use re-designation to "Urban Residential 2, low density" be given and further, that the parcel be included within the Urban Growth Area of the City of Ephrata. The subject area is located in a portion of the North half, of the northeast quarter of S 9, T 21 N, R 26 E, north and west of the Ephrata City Limits west of the irrigation canal off of Morningstar Blvd (parcel no. 1600786000). The Ephrata city limits border the property on the west and south.

A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4576 City of Quincy

Hector Torres stated the subject area consist of eighty-three parcels totaling 2272.56-acres with Comp Plan Land Use Designation of "high Density Residential", "low Density Residential", Urban Reserve', Commercial (Urban)', "Rural Residential 2", Agricultural Resource (Irrigated)", and Master Planned Industrial". The application is to include a portion of the subject area, 2006.44-acres, within the boundary of the City of Quincy UGA and Site-specific Land use Re-designations to "industrial (Urban)" 1184.65-acres, "Commercial (Urban)" 340.1-acres, "High Density Residential" 10.4 acres, and "Medium Density Residential" 737.41 acres. The subject areas lie to the north, south, and west of the City of Quincy; and are portions of Grant County.

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Tim Snead, City of Quincy, showed the proposal of the UGA on the overhead.

Curt Morris, Port Commissioner Quincy, spoke in favor of the proposal.

Diane Callaway Rd 10.7 NW, Quincy, discussed how the proposal is taking away too much Ag Land. She is not in favor of the proposal.

Commissioner Moore asked Tim to respond to Ms. Callaway statement that some did not want to be put into the UGA. The City stated they do not object to this person being excluded.

Hector showed a map of the parcels wishing to be excluded.

A motion was made by Commissioner Moore to close the public comment portion of the hearing.

Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Moore to uphold the Planning Commissions recommendation and approve grant the application as presented excluding the 2 parcels owned by the Thompson's (approx 220 acres) recognizing the 14 Findings of Fact. Hector was able to get identification of the 2 parcels that want to be excluded: Brook Thompson and Deborah Thompson are the owners of the 2 Farm Units – one is 55.8-acres and 55.7 acres in size, no 20-0807-000 FU 134 Blk 73 and 20-0809-000 FU 139 Blk 73. Commissioner Moore amended her motion to remove the two parcels after confirmation is received from the 2 property owners. Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

File #06-4569 Northwest Technical Industries

Billie Sumrall stated the proposed amendments would conditionally allow “remote uses” in Agricultural Resource Lands. A remote use is defined in NTI's application as “a use of land that does not require urban services and that is best suited to remote locations, away from urban areas and not limited to the use of explosives in manufacturing”. NTI's proposed use, the use of explosives to bond dissimilar materials in the manufacture of products for use in aerospace, marine, and other hostile environments, is much better suited to remote locations such as Agricultural Resource lands than places of human habitation, such as urban areas and other residential areas. NTI would like to relocate its explosive bonding operation from Clallam County to Grant County. The site location is non-specific. The proposal is to change the text in the Comprehensive Plan to allow such use conditionally in the Agricultural zoning districts of Grant County.

Marco De Sa e Silva, Davis Wright Tremain LLP, agent for NTI, is here to answer any questions the Board may have.

Lou Ware, Wenatchee, President of NTI, is here to answer any questions.

A motion was made by Commissioner Allison to close the public comment portion of the hearing. Commissioner Moore seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 9 Findings of Fact, Commissioner Allison seconded and the motion passed unanimously. This portion of the hearing adjourned.

COMMISSIONERS' PROCEEDINGS
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File #06-4570 ASPI Group

The proposal is to amend the definition of Master Planned Resort as follows (deletions are stricken through and additions are underlined):

~~A master planned resort as defined by GMA is~~ “A self-contained and fully integrated planned unit development, in a setting of significant natural amenities, and which is planned for as a whole and developed in a programmed series of stages, with a primary focus on destination resort facilities and other facilities associated with a range of on-site indoor or outdoor recreational facilities including, but not limited to, ~~consisting of~~ short-term visitor accommodations including hotels, condominiums, and further including other residential elements that maybe designed for vacation, retirement and/or “second home” buyers seeking proximity to the amenity. Where the “significant amenity” is in or near existing population centers, additional residential uses that may accommodate local housing demand shall also be authorized when integrated into the overall resort development ~~associated with a range of developed on site indoor or outdoor recreational activities.”~~

Location of the proposal is Countywide.

Kim Foster, ASPI Group, commented on the great flexibility of the Planning Department of Grant County. He also mentioned how the ASPI Group has brought to Grant County a number of major Master Planned Resort developers. He mentioned that the current definition of MPR accommodates mostly short-term visitor accommodations.

Commissioner Moore asked if the other counties that have been researched have approximately the same wording as what he is proposing today. Mr. Foster stated that they are all different, he then read into the record a couple of examples.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously. For discussion only, a motion was made by Commissioner Moore to approve the text amendment proposed by ASPI with some potential changes to their language, recognizing the 9 Findings of Fact; Commissioner Allison seconded. Commissioner Moore asked of Staff to respond on what Mr. Foster has commented today. Discussion ensued. Commissioner Moore called for the questions; all were in favor and the motion passed unanimously. This portion of the hearing adjourned.

File#06-4580 Douglas Lakman, Ray Wardenaar and Karl Kreig, Potholes Reservoir RV & Golf Resort LLC

Hector passed out comments received by Lisa Steele, Homeowner; Betty Jean Pruitt; and a petition from Marine View Heights. The subject area includes forty-eight lots or parcels totaling 294.82-acres with a Comp Plan Land Use Designation of “Agricultural Resource (Irrigated) 250.6 and Rural Community 44.22. The applicant has submitted an application requesting a site-specific land use re-designation to “Master Planned Resort (MPR)” and approval of the associated Master Planned. The location is just south of the Potholes Reservoir across SR 262 from the Potholes State Park; and is a portion of S 18, T 17 N, R 28 E, W M.

COMMISSIONERS' PROCEEDINGS
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Commissioner Moore asked of the petition received. Hector stated that the developer has stated he will remove their area from the proposal. Hector showed a map on the overhead of the proposed MPR. Hector mentioned the lack of Commercial development to support the residential development.

Wayne Carlson Tacoma, WA, showed a picture of the project. He mentioned they propose to expand the Golf Course to 18 holes. He mentioned that a "Gold Village" is proposed to address the Commercial issue. Mr. Carlson passed out a revised site plan (not given to Clerk). This is to address the 18 lot owners that submitted the petition. The original proposal included individual septic systems, but if the soils will not allow this, they are amendable to building a community septic system.

Carolyn Bertic of Othello, Potholes Golf Course. She is here to support the project. She also read into the record a letter from Marilyn Meseberg who is in favor of the project.

Rocky Cassiano said he likes the project but has heard that there is currently problems with the water system. He believes that this issue should be corrected before this is allowed to continue. Gerald Campbell, Health District, said that based on the soil the lot size should be 18,000 ft. He believes a practical solution would be the community sewer system. Commissioner Stevens asked about the time to approve the plat; the sewer systems can be addressed then also.

Commissioner Allison asked of Staff, is this the time to add conditions? Scott Clark stated that it could be.

Terese Schrom, Chairman of the Tourism Commission, and stated that the Commission voted unanimously to support the project.

Duke Stoker, lives in Marine View Heights, states the expansion would bring many more tourists. He is in favor of the project.

Bill Denholm 7037 Hwy 262 #12, Othello, President of the Potholes Homeowners Assn, read from a letter concerning where their drinking water will come from, what plans are in place in case the aquifer becomes depleted, what is the sewage removal plan, is the nitrate level going to increase? They do not want the new development hooking into their water system.

Doug Lakeman, owner of the Potholes Golf Course, 3828 West Lakeshore Drive, passed out a small picture of the proposed project. He read into the record a letter from Betty Pruitt removing her objection. He states this will be a self-sustaining resort. They have secured water rights and will have a great septic system.

Jeff Allen, representing the "silent" partners in the project and believes the area will have no problem competing with other Master Planned Resorts around the County.

Ray Wardener Othello/Royal Slope, read into the record a letter from Steve Connors produce who is in favor of the project.

A motion was made by Commissioner Moore to close the public comment portion of the hearing. Commissioner Allison seconded and the motion passed unanimously.

A motion was made by Commissioner Allison to uphold the Planning Commissions recommendation and approve the application as presented recognizing the 25 Findings of Fact, Commissioner Moore seconded and the motion passed unanimously. This portion of the hearing adjourned.

COMMISSIONERS' PROCEEDINGS
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Commissioner Allison moved to approve all 28 Amendments as presented, the SEPA, and #29, and for Staff to draft all documents for Board signature. Commissioner Moore seconded and the motion passed unanimously.

As there was no further business to come before the Board the session was continued until December 4, 2006.

Signed this _____ day of _____, 2007.

BOARD OF COUNTY COMMISSIONERS
Grant County, Washington

LeRoy Allison, Chair

Richard Stevens

_____Excused_____
Cindy Carter

Attest:

Clerk of the Board