

**PLANNING COMMISSION
FINDINGS OF FACT**

2010 Annual Kittitas County Comprehensive Plan Amendment

The Planning Commission submits the following findings of fact, conclusions at law, and recommendations to the Kittitas County Board of County Commissioners related to the 2010 Annual Kittitas County Comprehensive Plan Amendment:

1. The Planning Commission finds that Kittitas County Community Development Services held two open houses on the 2010 Comprehensive Plan amendments on August 17, 2010 in Cle Elum and on August 19, 2010 in Ellensburg. These open houses issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2010. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.
2. The Planning Commission finds that a legal notice was issued for the August 24, 2010 public hearing on August 12, 2010 and published on August 12, 2010 and August 19, 2010 in the Daily Record and on August 12, 2010 in the Northern Kittitas County Tribune. Notice of said public hearing was published as required by State Statute and County Code, pursuant to KCC 15A and KCC 15B, and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.
3. The Planning Commission finds that public hearing was held on August 24, 2010. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest.
4. The Planning Commission finds that on September 28, 2010, deliberations and decisions were made on the 2010 Annual Kittitas County Comprehensive Plan Amendment.
5. The Planning Commission forwards to the Board of County Commissioners their recommended Findings of Fact for the 2010 Annual Kittitas County Comprehensive Plan Amendment:

10-03 BDG Forest Land De-designation

1. The Planning Commission finds that on June 30, 2010, Kittitas County Community Development Services received an application from BDG Partnership, for a proposed text amendment to de-designate parcels 951718 and 951719 totaling 86 acres from Commercial Forest to Rural and the rezone from Commercial Forest to Forest & Range.
2. Testimony **was** given by the proponent.
3. Oral adverse testimony **was** given from Catherine Clerf on this proposal.
4. The Planning Commission finds that staff forwarded the proposed application without recommendation

5. On August 24, 2010 the Planning Commission **recommended denial** to the Board of County Commissioners the application based on the information submitted.
-

10-04 Murphy Forest Land De-designation

1. The Planning Commission finds that on June 28, 2010, Kittitas County Community Development Services received an application from Brian Murphy, for a proposed text amendment to de-designate parcels 306835, 146835 & 951720 totaling 176.57 acres from Commercial Forest to Rural and the rezone from Commercial Forest to Forest & Range.
 2. Testimony **was** given by the proponent.
 3. Oral adverse testimony **was** given from Catherine Clerf on this proposal.
 4. The Planning Commission finds that staff forwarded the proposed application without recommendation.
 5. On August 24, 2010 the Planning Commission **recommended denial** to the Board of County Commissioners the application based on the information submitted.
-

10-05 Keechelus Ridge HOA Forest Land De-designation

1. The Planning Commission finds that on October 20, 2008, Kittitas County Community Development Services received an application from Keechelus Ridge HOA, for a proposed text amendment to de-designate parcels 951690, 951689, 951687, 236535, 951693, 951692, 951691, & 951688 totaling 660+ acres from Commercial Forest to Rural and the rezone from Commercial Forest to Forest & Range.
 2. Testimony **was** given by the proponent.
 3. Oral favorable testimony **was** given from Dave Whitewill on this proposal. Oral adverse testimony **was** given from Paula Thompson and Catherine Clerf on this proposal.
 4. The Planning Commission finds that staff recommended denial of the proposed application.
 5. On August 24, 2010 the Planning Commission **recommended denial** to the Board of County Commissioners the application based on the information submitted.
-

10-08 Mapping Correction in Southwest Ellensburg Vicinity

1. The Planning Commission finds that on or before June 30, 2010, Kittitas County Community Development Services docketed amendments to the County Zoning Map.
2. Testimony **was** given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.

3. Adverse testimony **was not** given on this proposal.
 4. The Planning Commission finds that staff recommended approval of the proposed application.
 5. On August 24, 2010 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted.
-

10-09 Adoption by Reference of the EDG of Kittitas County's Economic Development Strategic Plan

1. The Planning Commission finds that on or before June 30, 2010, Kittitas County Community Development Services docketed proposed amendments to the Kittitas County Comprehensive Plan.
 2. Testimony **was** given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.
 3. Adverse testimony **was not** given on this proposal.
 4. The Planning Commission finds that staff recommended approval of the proposed application.
 5. On August 24, 2010 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted.
-

10-10 Development Regulation Amendments for Consistency and Clarity

1. The Planning Commission finds that on or before June 30, 2010, Kittitas County Community Development Services added amendments to development regulations amendments for consistency and clarity.
 2. Testimony **was** given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.
 3. Adverse testimony **was not** given on this proposal.
 4. The Planning Commission finds that staff recommended approval of the proposed application.
 5. On August 24, 2010 the Planning Commission **recommended approval with the revision recommended by the Department of Public Works to strike out the proposed KCC 16.12.080 revision** to the Board of County Commissioners the application based on the information submitted.
-

10-11 KCC 16.09-PBCP

1. The Planning Commission finds that on or before June 30, 2010, Kittitas County Community Development Services added amendments to Chapter 16.09 Performance Based Cluster Platting.
 2. Testimony **was** given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.
 3. Testimony **was** given on this proposal. Three letters were received in regard to the proposed PBCP amendments. Letter from Kittitas County Public Health, dated August 24, 2010; letter and oral testimony from Central Washington Home Builders Association, dated August 24, 2010; and letter from Futurewise, dated August 24, 2010.
 4. The Planning Commission finds that staff recommended approval of the proposed application.
 5. On August 24, 2010 the Planning Commission **forwarded without recommendation** to the Board of County Commissioners the application based on the information submitted.
-

10-12 Thorp LAMIRD III Expansion CP-10-00001

1. The Planning Commission finds that on June 30, 2010 Kittitas County Community Development Services received an application from Roger Weaver, agent for Ellison Thorp Estates, property owner, for a proposed map amendment to expand the Type 3 LAMRID from 12 acres to 30.5 acres and a change in the land use map from Rural to Commercial for the purpose of developing the Thorp Travel Center consisting of a truck stop, restaurant and hotel and RV park.
 2. Testimony **was not** given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.
 3. Favorable testimony was given from Victor Gibson on this proposal. Oral adverse testimony **was** given from Paula Thompson and Catherine Clerf on this proposal.
 4. The Planning Commission finds that staff recommended approval of the proposed application.
 5. On August 24, 2010 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted with a 5-0 vote.
-

10-13 Thorp Travel Center Rezone RZ-10-00001

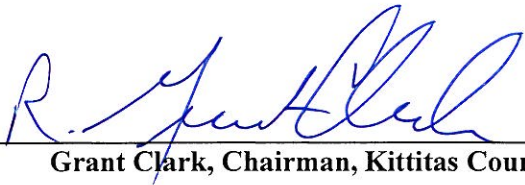
1. The Planning Commission finds that on June 29, 2010 Kittitas County Community Development Services received an application from Roger Weaver, agent for Ellison Thorp Estates, property owner, for a proposed map amendment to change the land use map from Rural to Commercial and a rezone from Agriculture 20 to Commercial Highway for the purpose of developing the Thorp Travel Center consisting of a truck stop, restaurant and hotel and RV park.
2. Testimony **was not** given by the proponent. Staff gave a summary of the amendments in a presentation to the

Planning Commission.

3. Favorable testimony was given from Victor Gibson on this proposal. Oral adverse testimony **was** given from Paula Thompson and Catherine Clerf on this proposal.
 4. The Planning Commission finds that staff recommended approval of the proposed application.
 5. On August 24, 2010 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted with a 5-0 vote.
-

10-14 Concrete Batch Plants CUP Clarification CP-10-00002

1. The Planning Commission finds that on June 30, 2010 Kittitas County Community Development Services received an application from Ellensburg Cement Products to add concrete batch plants as a Conditional Use in the same areas where temporary asphalt batch plants are located.
2. Testimony **was** given by the proponent. Staff gave a summary of the amendments in a presentation to the Planning Commission.
3. Favorable testimony was given from Lenny Morrison and Paula Thompson on this proposal.
4. The Planning Commission finds that staff recommended approval of the proposed application.
5. On August 24, 2010 the Planning Commission **recommended approval** to the Board of County Commissioners the application based on the information submitted with a 5-0 vote.



Grant Clark, Chairman, Kittitas County Planning Commission

10/11/10
Date