Kittitas County Planning Commission
Special Meeting Minutes – August 30, 2004

Planning Commission Present:
Mike Alberg, Chair, Scott Pernaa, James Landreth, John Pickett, David Black and Doug Harris

Staff Present:
Jan Sharar and Marco Rain, Staff Planner and Lorna Kenny, Clerk

Public Present:
Approximately fifty people were present representing public and applicant interest.

With a quorum present, the Chair called the Special Public Hearing for the 2004 Annual Comprehensive Plan Update to order at 6:30 PM with the introduction of the Commission Members present, staff and clerk.

The first items on the agenda are Open Open Space applications continued from August 24, 2004 Public Hearing. The Chair opened the meeting to the application for Matthew Coe Open Open Space Request. Jan Sharar noted that the applicant was directed to the Assessor's Office to clarify the actual number of parcels to be included with the application. The applicant has since submitted a copy of the corrected application complete with a new map showing 93.81 acres consisting of 10 parcels. The hearing was opened to public testimony. With no public testimony the meeting was opened to Commission deliberation.

David Black moved to recommend approval for the Matthew Coe Open Open Space application complete with Findings of Fact to the Board of County Commissioner. The motion was seconded and opened to discussion. The motion was approved by a 6/0 poll of the Commission.

Findings of Fact – Matthew Coe:
A. The Planning Commission finds that Matthew Coe submitted a request for open open space tax classification on June 30, 2004.
B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 13, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13th and August 20, 2004 and published in the NKCT on August 19, 2004.
C. Testimony was given by the proponent.
D. Adverse testimony was not given on this proposal.
E. On August 24, 2004 the Planning Commission Recommended approval to the Board of County Commissioners based on the information submitted.

The Chair reopened the continued application for Margaret Walsh, Open Open Space Classification. At the August 24, 2004 public hearing the application was approved contingent upon obtaining the proper legal description necessary for final approval of the application (Findings of Fact, F.). Jan Sharar stated she was unable to contact the applicant and the legal description remains incomplete at this time.
David Black moved to continue the application for Margaret Walsh, Open Open Space Classification to the September 1, 2004 meeting. The motion was seconded and opened to discussion. The motion was moved, seconded and carried to approve as submitted.

The Chair reopened the continued application continued from August 24, 2004 Public Hearing for Scott Repp, Open Open Space Request. At the August 24th meeting it was noted that the original parcel was a portion of a new segregation and with the sale of the parcels taxation agreements were necessary to be completed for each individual parcel sold.

To date, August 30, 2004, written statements were received 8/23/04 for property sold. Reference was made to the Assessor’s correspondence dated 8/23/04 indicating three of the six parcels having been sold since their creation from the segregation. Open Space Taxation Agreements remain outstanding for each individual parcel that has changed ownership. The application remains incomplete.

David Black moved to continue the application for Scott Repp, Open Open Space Request to September 1, 2004 to allow additional data to be submitted for completion to the application request. The motion was moved, seconded and carried to approve the motion as stated.

The Chair reopened the continued application from August 24th 2004 for Los Abuelos, Inc., Open Open Space Classification. It was noted the lack of written statements from the sale of parcels remains outstanding. There is a need for Open Space Taxation Agreements for each individual parcel that has changed ownership. The application is unclear as to parcel and acreage designation and Jan Sharar noted no notice received from the applicant. The application remains incomplete.

Dave Black moved to continue the application to September 1, 2004 for Los Abuelos, Inc. Open Open Space to September 1, 2004 to allow additional data to be submitted for completion to the application request. The motion was moved, seconded and carried to approve the motion as stated.

The Chair opened the public hearing for the August 30, 2004 Annual Comprehensive Plan Update. The first item on the agenda, Town of So. Cle Elum – Urban Growth Area Expansion and Land Use designation from Rural to Residential Town of So. Cle Elum UGA. Jan Sharar, referencing the correspondence dated August 20, 2004 from Erin Anderson, and noting this item has been removed from the 2004 Kittitas County Comprehensive Plan amendment docket.

The Chair opened the applications for Chad Bala – Terra Design, Ronald UGN Expansion, Chad Bala – Teanaway Ridge, LLC, Ronald UGN Expansion, and Chad Bala – Easton Ridge Land Company, Easton UGN Expansion. The hearing was opened to applicant testimony. Chad Bala, PO Box 462, Roslyn WA testified referencing three 2004 KC Comprehensive Plan amendment docket items. Each item is in the same vicinity and is similar in nature. He would like to address all three together and render a decision on each individually.

Exhibit A, Urban Growth Nodes submitted to the Planning Commission.


He is proposing an amendment to the property as included within the Evergreen Valley Class A Water System. This Class A water system is an alternative to the construction of numerous individual wells within the area aquifer. The City of Roslyn does not have the capability to serve any additional water, other than its existing services.

Reference is made to Office of Financial Management Population Estimates projection change a substantial increase in population projection. Kittitas County identified as the fourth fastest growing county in the State of Washington. Building permits issued numbering 2,691:

• Year 2002 Upper County 636, Lower County 527
• Year 2003 Upper County 487, Lower County 504
• Year 2004 thru June Upper County 285, Lower County 252.

Pat Deneen testified that there is 0% available of non-platted land in the UGN. Land is not available for urban style density. The Evergreen Water System is privately owned and can make amendments to the system. It has a capacity for 700 residential units 250/700 gallons a day. ERU calculation 169/189 acre feet of water.

Mike Alberg noted a PUD sewer system with a pump from a lot to a pressurized community drain field?

David Black questioned what determines the lot size? Pat Deneen responded Basically the lots would be one-half acre lots. Referencing a 60 lot PUD Evergreen Ridge with a Class A water system with a treatment plant. A possible ¼ - ½ acre lots – 2,400-sq. ft. with a community septic system.

Doug Harris noted that the total build out could be for 700/800 residences? Pat Deneen responded that 300/400 would be likely with one home per acre. The private water system has been designed by Eastside Consultant with approval by the Department of Health.

The Chair opened the hearing to public testimony. James Boyle, PO Box 39, Ronald WA testified and presented Exhibit B, to the Commission referencing the three applications: Terra Design – Ronald UGN Expansion, Teanaway Ridge, LLC and Easton Ridge Land Company. He references 26.4-acre parcels existing in the R-3 zone amendment being proposed for the Evergreen Valley Class A Water System. The WA State Department of Health has not received an application for the private water system to approve. The Dept. of Ecology has no increase for water to be considered. He recommends denial of the applications pending the approval of the water system.
He feels that the need of three separate requests to double the UGN is not necessary and recommends denial of all three proposals.

Joe Peck, PO Box 1, Roslyn WA, Water Superintendent for City of Roslyn testified in opposition to the proposal as no plan has been submitted to the Department of Health for the Evergreen Water System nor has the Department of Ecology approved the system. Several issues have not been addressed regarding public health concerns referencing septic ill suited for the site with Pine-Loch-Sun having a failed septic system. No transportation study or urban services have been addressed. Impact to schools and hospitals have not been addressed. Ground water and surface water can be adjudicated by the courts. The City of Roslyn is not willing to create an Urban Growth Area without control. The drought has rolled back water rights from 1905 and City water was borrowed from the resort. The road is too step to plow and no fire protection systems are being considered.

Cortney Cook, Roslyn City Council testified supporting the previous testimony of Joe Peck in his opposition to the expansion. He feels that expansion is not appropriate without water/sewer availability.

The Chair asked if there was any additional public testimony and since there was none opened to further applicant testimony. Clint Perry, Terra Design testified addressing issues. Growth Management Act is designed to encourage growth in the area. Small building sites are needed ½ acre or 3 acre creating impacts to services. Urban Growth Node area would have fire protection with hydrants and water mains. Current UGN lots are all sold with no new existing lots. The Evergreen Water System has been submitted to the Department of Health and has been approved and every six years will be upgraded and is currently in the process of doing so by Eastside Consultants. Sewer and Community Septic are all State issues and without meeting the requirements of the State there can be no development.

Chad Bala testified that the existing water system plan is the first step of a six-year update submitted to the Department of Health.

Pat Deneen testified referencing the water system and noting the 1994 fire system complete with hydrants and 250 feet or 120,000 gallon storage. The well depth for the Evergreen Water System is 550 feet. There is a community septic system and the area has year around roadway access.

Steve Lathrop testified for the applicant noting that the review is for the Comprehensive Plan Update and is not project specific. The issues are valid considerations in the place of the development process, which will be addressed at the time of development. The applications meet all five criteria under the GPO’s and he is recommending approval for all three applications.

The hearing was opened to Commission deliberation. David Black noted that under the UGN and Comprehensive Plan #5, Pg. 25 Density and Land Use Mapping, when would the applicant see that as occurring? The applicant would address the issue at the project application process where formal platting is required.
Scott Pernaa moved to recommend approval for the Chad Bala – Terra Design, Ronald UGN Expansion complete with Findings of Fact to the Board of County Commissioner. The motion was seconded and opened to discussion. The motion was approved by a 6/0 poll of the Commission.

Findings of Fact – Chad Bala – Terra Design Ronald UGN Expansion:

A. The Planning Commission finds that Chad Bala (representative for Terra Design Works) submitted an application to the KC Community Development Services Department on June 30, 2004 for a Ronald UGN Expansion for inclusion of parcels 20-14-12010-0008 and 20-14-12041-0001 totaling approximately 49.29 acres.

B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13th and August 20, 2004 and published in the NKCT on August 19, 2004.

C. Testimony was given by the proponent.

D. Adverse testimony was given on the proposal.

E. On August 30, 2004 the Planning Commission recommended approval to the Board of County Commissioners based on the information submitted.

F. The Planning Commission finds that the UGN designation would provide for an economically feasible utility system.

Scott Pernaa moved to recommend approval for Chad Bala – Teanaway Ridge, LLC, Ronald UGN Expansion complete with Findings of Fact to the Board of County Commissioner. The motion was seconded and opened to discussion. The motion was approved by a 6/0 poll of the Commission.

Findings of Fact – Chad Bala – Teanaway Ridge, LLC, Ronald UGN Expansion:

A. The Planning Commission finds that Chad Bala (representative for Teanaway Ridge, LLC) submitted an application to the KC Community Development Services Department on June 30, 2004 for a Ronald UGN Expansion for inclusion of parcels 20-14-12022-0003 and 20-14-12022-0008 totaling approximately 26.64 acres.

B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13th and August 20, 2004 and published in the NKCT on August 19, 2004.

C. Testimony was given by the proponent.

D. Adverse testimony was given on this proposal.

E. On August 30, 2004 the Planning Commission recommended approval to the Board of County Commissioners based on the information submitted.

F. The Planning Commission finds that the UGN designation would provide for an economically feasible utility system.
G. The Planning Commission finds that specific impacts will be addressed during the project level process.

H. The Planning Commission finds that Urban Growth Nodes created in the Comprehensive Plan to accommodate urban growth outside city boundaries.

Scott Perna moved to recommend approval for the Chad Bala – Number 3, LLC – Ronald UGN Expansion, complete with Findings of Fact, to the Board of County Commissioner. The motion was seconded and opened to discussion. The motion was approved by a 6/0 poll of the Commission.

Findings of Fact – Chad Bala – Number 3, LLC, Ronald UGN Expansion:
A. The Planning Commission finds that Chad Bala, representative for Number 3, LLC, submitted an application to the KC Community Development Services Department on June 30, 2004 for a Ronald UGN Expansion for inclusion of parcel, a portion of the southwest quarter of 20.15.07000.0001, 0002, 20.15.18051.0001, 0002, 0003, 0004, 20.15.18020.0001, 20.15.18010.0023, 0024, 0025, approximately 270 acres.

B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13 and August 20, 2004 and published in the NKCT on August 19, 2004.

C. Testimony was given by the proponent.

D. Adverse testimony was given on this proposal.

E. On August 30, 2004 the Planning Commission recommended approval to the Board of County Commissioners based on the information submitted.

F. The Planning Commission finds that the UGN designation would provide for an economically feasible utility system.

G. The Planning Commission finds that specific impacts will be addressed during the project level process.

H. The Planning Commission finds that Urban Growth Nodes created in the Comprehensive Plan to accommodate urban growth outside city boundaries.

The Chair opened the hearing for Chad Bala, Easton Ridge, LLC – Easton UGN Expansion. Jan Sharar introduced the application to expand the Urban Growth Node of Easton currently designated Rural.

The hearing was opened to applicant testimony. Chad Bala, Terra Design testified for the Easton Land Company tax parcel #20.13.01000.0002 & 20.13.01000.0010 approximately 143.55 acres lies adjacent and directly to the northeast of the existing UGN of Easton and the subject property is included in the Easton Water District #3 Water System. The water district was formed in 1967 included the area served by the Easton Water Company. The water district serves residential, commercial, school and fire department users, a total of 136 active connections with a 450 ERU potential approved by the WA State Health Department. The amendment is consistent with the KC Comprehensive Plan directing growth to the UGN.
Mike Alberg referenced the water table and the last column of hookups? Chad Bala noted that available services have not been used after 2002 and all are projections.

The Chair opened the hearing for public testimony. John Jenson, 3910 E Sparks, Easton WA testified that he did not see notice in the Tribune nor the Daily Record and he is testifying representing himself and area neighbors. Covenants exist on Easton Acre for land use and building design must meet approval of Easton Acre and Kittitas County requirements. Lot #3 was purchased for road design to the project, at that time the thoughts were to R-3 zoning and the roadway went unopposed. With the change to ¼ and ½ acre lots he has concern for wildlife, (elk calving), in the area, as well as use of ATV and snow mobile/dirt bikes in the area. He sees no information regarding septic system or water impact if zoning is changed to high density. He has concerns for traffic congestion to the area, as well as school/fire/police impact issues high density would bring. He would like the zoning to remain as R-3 zoning.

David Black noted that the surrounding land is zoned R-3 or 3 acre lots with some Forest & Range or 20 acre lots.

James Landreth felt that the purchase of Lot #3 to provide access to the property within the covenant would be a civil matter. Easton area action council no longer exists.

Mike Alberg noted that Sparks Road is a county maintained road, however area residents were notified to put in a road servicing 3- 3-acre lots and 4- 4 acre lots.

Tom Campbell, 3821 Sparks Road, Lot 2 testified as a property owner surrounded by the proposed property and opposing the application. He has concerns for wildlife, elk calving and feeding grounds; water drainage and damage future development will cause. Possible sewage can flow into the Yakima River. Housing on ¼ acre will create additional hard surface areas creating added drainage problems. Easton Village already has a problem with weekenders operating snow mobiles in the area and bringing friends with them total 4-5 people additional to each R-3 zoning lots.

Steve Lathrop reiterated that the area is proposed for UGN and is not project oriented.

Jim Merritt, PO Box 151, Easton WA 98925 testified as a fire commissioner who did not receive notice as a fire district within the UGN proposal. His recommendation is to table the proposal to provide additional time to consider the affect of the application to 200 homes currently in the fire district.

Karin Shrner, 3941 Sparks Rd., (PO Box 537) Easton WA 98925, testified her opposition to the application. Basically there are no services available in Easton. The fire department in Easton is a volunteer fire department and law enforcement does not exist. She feels it is important to preserve what they have.

Dave Ray, 3731 E. Sparks Rd., Easton WA testified as a property owner with proposed development for two sides adjoining his property. He likes his solitude and does not want growth in the area. He is opposed to the application and smaller lots bringing in more people.
Betty Vincent, 1581 Country Drive (PO Box 617) Easton WA testified her opposition to the application and referencing the ownership of the parcel by Western Elite 640 acres. She feels that the necessary services are lacking to accommodate a large influx of people. She feels that larger lots are recommended, R-3 lots are okay. Country Drive Road serves as access to the property and upgrading of the road would be necessary for the access to the property.

Gary Faull, 1441 Country Dr. (PO Box 157) Easton WA testified his opposition to the application. A well is 300 feet from to proposed development and serves three residents. The dirt road is maintained by the residents and is posted 15 MPH. People coming in to the area create unbalanced atmosphere for wildlife.

John Jenson, 3910 E. Sparks, Easton WA testified as an area resident who enjoys his daily walks and noticing the water filling the BPA power lines is in a septic area.

The hearing was opened to applicant testimony. Pat Deneen, Terra Design, testified referencing a 3200-acre UGN with the proposal having a 2% addition. The water system owners require $50,000 to reconstruct the entire water plan, which has been approved by the State of Washington. He feels that Easton water tanks need to be included in the UGN. The rezone would allow ½ acre development lots with a water and sewer system. At the time of development fire standards and road standards will be met. The land will be developed he just wants to do it in a controlled planned process.

Steve Lathrop testified for the applicant reiterating the application is not for a rezone from R-3 zone. Notification of a rezone is sent to all property owners within a 300’ radius of the proposed property. The current map shows the current area, with the eastern half serviced by water. The application is not project specific and concerns will be addressed during the project process. The area is not to be confused with area short plats in the vicinity. David Black questioned UGN remains as R-3? Mr. Lathrop responded affirmative, can come back as something different. A Planned Unit Development (PUD) would be the first rezone process.

Clint Perry testified for the applicant noting that comments are well presented and project specific issues will be addressed for water, sewer/septic, transportation, storm water, etc. at the project phase.

The Chair asked if there was any additional public testimony and being none the meeting was opened to Commission deliberation. Discussion included all rezone applications previously completed as R-3 are now coming back as ¼ and ½ acre parcels with the lack of services not supporting growth. James Landreth noted that a change in the UGN does not change the zoning. The property can be cluster divided into ½ acre lots with class B well or brought into UGN for Class A well and ½ acre lots.

David Black moved to recommend denial of the Chad Bala – Easton Ridge, LLC – Easton UGN Expansion to the Board of County Commissioner. The motion was seconded and opened to discussion. The motion failed by a 3/3 poll of the Commission and will be forwarded to the Board of County Commissioner without recommendation.
Comments included that the Comprehensive Plan Amendments are a legislative open issue before the Board of County Commissioner and can be lobbied.

The Chair opened the hearing to the Hans Brinkerhoff – Michael Exerdine – Easton UGN Expansion. Jan Sharar introduced the application to change from Urban Residential – Easton UGN to Commercial – on UGN. Parcels include 20.13.13021.0004 and 20.13.13050.1020 approximately 4.07 acres.

The hearing was opened to applicant testimony. Michael Exerdine, applicant testified that the property has a small cabin on the lot complete with water and comfortable as a small family unit. No additional traffic will be increased to the access road by the use of the cabin.

Scott Pernaa questioned the surrounding property? Mr. Exerdine responded with residential on one side, a road on one side with a river on the other. The frontage road stops at the river to Sun Island Drive. The Yakima River is on the west side crossing I-90 to the west.

The hearing was opened to public testimony. Pat Deneen testified in favor of the application as an area resident that sees a need for commercial property to the area.

The Chair asked if there was any additional testimony and being none the meeting was opened to the Board’s deliberation. Doug Harris moved to recommend approval for the Hans Brinkerhoff – Michael Exerdine – Easton UGN Expansion, complete with Findings of Fact to the Board of County Commissioner. The motion was seconded and opened to discussion. The motion was seconded and approved by a 6/0 poll of the Commission.

Findings of Fact – Hans Brinkerhoff – Michael Exerdine:
A. The Planning Commission finds that Hans Brinkerhoff (representative for Michael Exerdine) submitted an application to the KC Community Development Services Department on June 30, 2004 for an Easton UGN redesignation for parcels 20.13.13021.0004 and 20.13.13050.1020 totaling approximately 4.07 acres.
B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13th and August 20, 2004 and published in the NKCT on August 19, 2004.
C. Testimony was given by the proponent.
D. Adverse testimony was not given on this proposal.
E. On August 30, 2004 the Planning Commission recommended approval to the Board of County Commissioners based on the information submitted.
F. Public testimony was given in support of the application.

The Chair opened the hearing for Prium Development Co., LLC – MVO, LLC – UGA Expansion City of Cle Elum – Change from Rural to Urban Residential (Cle Elum) Designation. Jan Sharar introduced the application for a 348-acre site.
The hearing was opened to applicant testimony. Michael Sweeney, Atty; testified representing the applicant, GMA directs cities to provide urban services into UGA City of Cle Elum. The applicant wants to be with the City of Cle Elum for water/sewer services and City type neighborhood development.

David Black referenced Page 24 last sentence Comprehensive Plan, are water/sewer/gas municipal agreements in place? Mr. Sweeney noted City preannexation agreements will address issues with the City to develop to City Standards.

Doug Harris questioned how far is it from the property from the City of Cle Elum? Mr. Sweeney noted that the property is adjacent to the City of Cle Elum's UGA area. Mike Alberg questioned if the City of Cle Elum supported the proposal?

The Chair opened the meeting to public testimony. Gregg Hall, City of Cle Elum Staff Planner testified that he has a staff report into the City of Cle Elum City Council to recommend approval with the condition pre-annexation agreements and population data shall be submitted to support growth development.

The City of Cle Elum does not have adequate water to support development. The applicant would need to bring in water and the developer will have to pay for extension of services for water/sewer utilities. There are no existing wells to the property and the property has been logged. He recommends the Planning Commission to forward the proposal to the Board of County Commissioner without recommendation to allow the City of Cle Elum Planning Commission and City Council to review the application.

Thelma Simon, 709 E. First Street, Cle Elum WA testified with concerns that the City will be unable to address issues prior to the County's adoption. Water is an issue of concern along with municipal services; such as, fire, police, road maintenance, etc.

Pat Deneen testified that generally he is in favor to add development land to the UGA/UGN but he recommends that the Planning Commission continue the application to allow the City of Cle Elum an opportunity to respond to the request.

The Chair asked if there was any additional testimony and being none the meeting was opened to the Board's deliberation. Mike Alberg moved to recommend forwarding without recommendation the application for Prium Development Co., LLC-MVO, LLC to the Board of County Commissioner, complete with Findings of Fact, to allow the City of Cle Elum response time. The motion was seconded and opened to discussion. The motion was approved by a 5/1 poll of the Commission.

Findings of Fact – Prium Development Co., LLC-MVO:

A. The Planning Commission finds that Michael L. Sweeney (representative for MVO, LLC) submitted an application to the KC Community Development Services Department on June 30, 2004 for a Cle Elum UGA expansion for inclusion of parcel 20.15.22000.0015 totaling approximately 348 acres).
B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13th and August 20, 2004 and published in the NKCT on August 19, 2004.

C. Testimony was given by the proponent.

D. Adverse testimony was not given on this proposal.

E. On August 30, 2004 the Planning Commission forwarded without recommendation to the Board of County Commissioner based on the information submitted.

F. The Planning Commission recommends tabling the proposal to allow the City of Cle Elum, Planning Commission and City Council adequate time to review the application to support the proposal.

The Chair opened the meeting to hear the application of Gregg Hall – City of Cle Elum – UGA Expansion City of Cle Elum. Jan Sharar introduced the application from Gregg Hall for the City of Cle Elum to expand the Urban Growth Area of Cle Elum (parcels 20.16.30030.0004, 0005, 20.16.30040.0004) totaling approximately 167 acres.

The hearing was opened to applicant testimony. Gregg Hall, Staff Planner City of Cle Elum testified to include the 34-acre city airport and to annex the airport expansion of the runway 500'. The proposal is consistent with the Comprehensive Plan. Preliminary approval has been received from the Cle Elum City Council.

The hearing was opened to public testimony. With no public testimony the Commission opened to deliberation. Doug Harris moved to forward without recommendation the City of Cle Elum UGA Expansion to the Board of County Commissioner. The motion was seconded and opened for discussion. The motion was approved by a 4/2 poll of the Commission.

Findings of Fact – City of Cle Elum UGA Expansion:

A. The Planning Commission finds that Gregg Hall (representative for the City of Cle Elum) submitted an application to the KC Community Development Services Department on June 30, 2004 for a Cle Elum UGA expansion for inclusion of parcel 20.16.30030.0004, 0005, 20.16.30040.0004 totaling approximately 167 acres.

B. The Planning Commission finds that the KC Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2004, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 13 and August 20, 2004 and published in the NKCT on August 19, 2004.

C. Testimony was given by the proponent.

D. Adverse testimony was not given on this proposal.

E. On August 30, 2004 the Planning Commission forwarded without recommendation to the Board of County Commissioners based on the information submitted.

It was moved, seconded and carried 5/1 to approve the Findings of Fact as noted. There being no further business, the meeting was adjourned at 11:35 PM.