

**-KITITAS COUNTY PLANNING COMMISSION MEETING
March 28, 2006 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg WA

Those present: Vice-Chairman Doug Harris, Well Bartsma, Don Williamson, Grant Clark.

Those also present: Director of Community Development Services Darryl Piercy, Assistant Director Allison Kimball, Community Development Services Staff Planner II Joanna Valencia, Staff Planner Noah Goodrich, Staff Planner Scott Turnbull, Planning Commission Clerk Susan Barret, Public Works Planner II Randy Carbrary and approximately 35 people representing applicant and public interest.

- I. **Call to order and introduction of members and staff.**
- II. **Correspondence – no new correspondence reported**
- III. **Approval of Minutes**

Don Williamson moved to accept the minutes for the February 17, 2006 and March 14, 2006 regular meetings as written. Grant Clark seconded and the motion carried with a unanimous vote of the board.

New Business

A. HMIC Rezone (Z-05-10)

The Chair opened the hearing to the HMIC Rezone (Z-05-10); Staff Planner Joanna Valencia presented her staff report by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report.

The Chair opened the hearing to the applicant presentation

Jeff Slothower, 201 W. 7th Ave., Ellensburg, Washington, representing the applicant submitted into the record **Exhibit A** - parcel map; **Exhibit B** –letter from the department of Ecology; and **Exhibit C**- 1976 Little Peoh Point Tracts map. Slothower gave a brief explanation of the change in circumstances that brought this rezone back to the Planning Committee and pointed out that any additional plat must share pro rata the maintenance of Alice Road. Slothower then gave his justifications of the seven criteria.

The Chair opened the hearing to Public testimony.

Ron Keys, 871 Alice Road, Cle Elum, Washington, President of the Alice Road maintenance committee, voiced his concerns against the rezone and its impact on Alice Road.

William Mulligan, 3494 Upper Peoh Point Road, Cle Elum, Washington, voiced his concerns over the minimal water in this area, the steep topography, the impact to bird and wildlife, and that this is an inappropriate rezone as it is surrounded by forest and range and commercial forest lands.

Penny Mulligan, 3494 Upper Peoh Point Road, Cle Elum, Washington, commented on the difficulty of access due to the steep terrain, lack of water, high fire hazard and difficulty in finding buildable space.

Judy Forcer, 630 Alice Road, Cle Elum, Washington, commented on irrigation and water rights referenced in the original 1972 Contract between Curry and Cabin Creek Lumber Company.

Slothower rebuts Mr. Keys' comments that the only way the subject property could be developed would be through the plat process which would have a bearing on access. With regards to water and septic he rebutted that development again is dependent upon availability and are premature issues at this point in the process.

Williamson questioned the difference between the Forest and Range 20 and the Rural 5 zoning uses and stated that the same uses would be available to the land owner by leaving it as forest and range.

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson question **Piercy** over the allowable sizes permitted in the rezone. **Piercy** responded with minimum acreage requirements and stated that a rezone sets the lot sizes and density. It was established that Cluster Platting is an option under the current zoning.

Grant Clark made a motion to pass the HMIC Rezone (Z-05-10) forward to the Board of County Commissioners with a recommendation for approval. Motion died.

Don Williamson made a motion to pass the HMIC Rezone (Z-05-10) forward to the Board of County Commissioners with no recommendation. Bartsma seconded and the motion carried with a 4/0 poll of the board.

Suggested Findings of Fact

THE FOLLOWING GENERAL FINDINGS & CONCLUSIONS OF LAW HAVE BEEN PREPARED BY THE PLANNING DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING A RECOMMENDATION ON THIS MATTER. ADDITIONAL SPECIFIC FINDINGS MAY ALSO BE NECESSARY.

1. On June 28, 2005, Jeff Slothower, agent for HMIC (Summit at Peoh Point, LLC) landowners, submitted an application for a zone change approximately 290 acres in the south ½ of Section 11 of T.19N., R.15E., W.M. in Kittitas County from Forest and Range-20 to Rural-5, known as the HMIC Rezone (Z-05-10).
2. On August 1, 2005, Community Development Services determined the application was complete and issued a Notice of Application. A Revised Notice of Application was issued on August 12, 2005.
3. The application site is designated by the Countywide Planning Policies and County Comprehensive Plan as being Rural.
4. The application site is presently zoned Forest and Range-20 by the County Zoning Code.
5. The State Environmental Policy Act was complied with and a Determination of Mitigated Non-Significance made on September 9, 2005, with appropriate notice given. A Revised Determination of Mitigated Non-Significance made on October 5, 2005, with appropriate notice given. The MDNS was not appealed during the 10 working day appeal periods.
6. An open record hearing was held by the Planning Commission on November 28, 2005 to consider this general rezone request. Notice of said public hearing was provided to all

parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. 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 to be served by this non-project action.

7. The Planning Commission at the November 28, 2005 Public Hearing voted to forward their recommendation of denial of the rezone to the Board of County Commissioners with a 4-0 decision. The following findings were made as part of this decision:
 - I. Rezoning this is area to Rural 5 will create an island of Rural 5 zoning in a section currently zoned Forest and Range 20.
 - II. The proposed rezone does not meet all seven of the zoning code criteria.
 - III. The amendment does not bear a substantial relation to the public health, safety or welfare because of lack of adequate easement for this density level.
 - IV. The proposed zone is not appropriate for reasonable development of the subject property because the ability to provide adequate easement for development under the current Forest and Range zoning has not been shown.
 - V. The subject property is not suitable for development in general conformance with zoning standards for the proposed zone density which requires a minimum 60' easement for ingress and egress for maximum development.
8. On December 19, 2005, Community Development Services received a letter from Mr. Jeff Slothower, authorized agent requesting to bring the matter back to the Planning Commission to present additional information to address issues that were brought up during the November 28, 2005 Public Hearing.
9. A Notice of Application for the HMIC Rezone Amendment/Addendum to bring the matter back before the Planning Commission at the request of the applicant was issued on February 3, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property as required by Kittitas County Code.
10. An open record hearing was held by the Planning Commission on March 28, 2006 to consider this general rezone request per the letter dated December 19, 2005 from Jeff Slothower, authorized agent. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. 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 to be served by this non-project action.
11. The Planning Commission finds that the requested zone change **is/is not** consistent with the Rural land use designation of the Kittitas County Comprehensive Plan.
12. The Planning Commission finds that the proposed requested zone change **does/does not** meet all seven criteria as listed in KCC 17.98.020 (E).
 1. The proposed amendment is compatible with the comprehensive plan

2. The proposed amendment bears a substantial relation to the public health, safety or welfare
 3. The proposed amendment has merit and value for Kittitas County or a sub-area of the county
 4. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property
 5. The subject property is suitable for development in general conformance with zoning standards for the proposed zone
 6. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 7. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties
13. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.
14. Testimony was heard for and against the rezone.

B. Pasco Rezone (Z-05-29)

The Chair opened the hearing to the Pasco Rezone to Staff presentation.

Staff Planner Noah Goodrich asked for a postponement of the Pasco Rezone due to a recently submitted SEPA appeal. The Appeal hearing is scheduled for April 25, 2006.

C. Fred Christen Rezone (Z-05-31)

The Chair opened the hearing to the Fred Christen Rezone to Staff presentation.

Staff Planner Noah Goodrich presented his staff report by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report.

The Chair opened the hearing to Applicant presentation.

Jeff Slothower, 201 W. 7th Ave., Ellensburg, Washington, representing the applicant, gave a brief description of subject property and ownership; he referenced his letter to the Planning Commission dated March 16, 2006. Slothower then gave his justifications of the seven criteria.

Jim Landreth, 271 Boston Road, Ellensburg, Washington, reiterated that this is a non-project action and spoke of the irrigation, poor quality of the crop produced on the subject property and lack of wildlife.

Fred Christen, 8851 Sorenson Road, Ellensburg, Washington, stated he had no plans to develop the subject property, but would like to have the option for the future. **Harris** questioned **Christen** about adjacent property sales. Christen responded with details and locations of those properties

The Chair opened the hearing to Public testimony.

Richard Wilkins, 3280 Carroll Road, Ellensburg, Washington, submitted **Exhibit D** an analysis of the seven criteria, photos of the subject property and graph of 2-6 acre parcels created and sold. Wilkins then read into the record a March 17, 2006 letter to Darryl Piercy from the Department of Community Trade and Economic Development in regards to another proposal. Submitted **Exhibit E** spread sheets of documentation for the graph to refute the community's need for these parcels.

Molly Hays, 571 Boston Road, Ellensburg, Washington, commenting for self and neighbor, an owner of a large cattle ranch, points out there is substantial conflict between this type of land use and that of higher density zoning style of living.

Fred Feddema, 630 Carroll Road, Ellensburg, Washington, farms neighboring acreage and fears for his own safety with the additional traffic that rezone implicates, and feels that the rezone does not protect agricultural lands.

Louie Newcomb, 1901 Badger Pocket Road, Ellensburg, Washington, spoke in opposition to the rezone.

Audrey Varney, Carroll Road, Ellensburg, Washington, spoke to limited water resources, read into the record her letter, then submitted that letter and 3 others into the record as **Exhibit I**.

Jake Weyand, 7121 Manastash Road, spoke in opposition to the rezone.

Paula Thompson, 551 Goodwin Road, Thorp, Washington, read a letter of rebuttal to the Slothower letter dated March 16, 2006. Her letter is submitted into the record as **Exhibit F**.

Lorre Garland, 700 Sones Road, Ellensburg, Washington, spoke in opposition of this rezone and submitted as **Exhibit G** documentation from the Economic Development Group of Kittitas County showing the substantial decrease in agricultural lands.

Nancy Hastings, 1316 Carroll Road, Ellensburg, Washington, spoke in opposition to this rezone, and voiced her concerns over breaking up the agricultural lands with no job base to support the influx of non-ag residents.

Leilani Wilkins, 3280 Carroll Road, Ellensburg, Washington, read into the record and submitted as **Exhibit H** a letter from Barbara Wright. The letter is in opposition to this rezone.

Pat Shappell, 1001 Koffman Road, Ellensburg, Washington, stated that she was a former west side farmer forced out by residential growth. She spoke in opposition to this rezone.

Slothower rebutted by stating that this rezone is within current policies, rules and laws.

The Chair opened the hearing to Planning Commission deliberation and motion.

Williamson stated his contention to this rezone is that it would be detrimental to public health with the increase of traffic, need for services and drain on water system; that there does not seem to be any significant change in circumstance; that it is inappropriate to put ag-5 surrounded by ag-20 zone as there would be significant conflict between residential and agricultural uses.

Doug Harris made a motion to pass the Fred Christen Rezone (Z-05-31) to the Board of County Commissioners with a recommendation for denial. Don Williamson seconded and the motion carried with a 4/0 poll of the board.

SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS & CONCLUSIONS OF LAW HAVE BEEN PREPARED BY THE PLANNING DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING A RECOMMENDATION ON THIS MATTER. ADDITIONAL SPECIFIC FINDINGS MAY ALSO BE NECESSARY.

1. Jeff Slothower, on behalf of Fred Christen, Michael Studer, James Landreth, and Michael Collison, landowners, submitted a complete application requesting a zone change of five parcels totaling 110.97 acres from Ag-20 to Ag-5 to the Community Development Services Department on December 16th, 2005 (Z-05-31).
2. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on February 3rd, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property as required by Kittitas County Code.
3. A SEPA Determination of Non-Significance was issued by the Community Development Services Department on March 9th, 2006. Notice of said determination was provided to all existing parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code.
4. An open record hearing was held by the Planning Commission on March 28th, 2006 to consider this general rezone request. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. 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 to be served by this non-project action.
5. The rezone request involves five parcels totaling 110.97 acres from Ag-20 to Ag-5, tax parcel numbers 17-20-20000-0016, 17-20-20050-0001, 17-20-20050-0002, 17-20-20051-0002, 17-20-20052-0002.
6. The subject property is bordered on all sides by Ag-20 zoning.
7. The subject property involves, and is in the direct vicinity, of legal non-conforming parcels less than 20 acres in size within the Ag-20 zoning district.
8. The subject property directly abuts Carroll and Prater Roads, County owned and maintained roads.
9. The Planning Commission finds that the requested zone change **is not** consistent with the Rural land use designation of the Kittitas County Comprehensive Plan.
10. The Planning Commission finds that the proposed requested zone change **does not** meet all seven criteria as listed in KCC 17.98.020:
 8. The proposed amendment is compatible with the comprehensive plan
 9. The proposed amendment bears a substantial relation to the public health, safety or

welfare

10. The proposed amendment has merit and value for Kittitas County or a sub-area of the county
11. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property
12. The subject property is suitable for development in general conformance with zoning standards for the proposed zone
13. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property
14. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties

11. The Planning Commission finds that additional conditions **are** necessary to protect the public's interest.

12. Testimony was heard both for and against the rezone.

D. Clearview Land LLC Rezone (Z-05-32)

The Chair opened the hearing to the Clearview Land LLC Rezone to Staff presentation.

Staff Planner Noah Goodrich submitted a letter from Land Lloyd Development Co. Inc., as **Exhibit J**, then presented his staff report by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report.

The Chair opened the hearing to Applicant presentation.

Bob Cooper, representing the applicant, described the topography, roads, and history of the subject property.

The Chair opened the hearing to Public testimony. No public testimony was heard.

The Chair opened the hearing to Planning Commission deliberation and motion.

Don Williamson made a motion to pass the Clearview Land LLC Rezone (Z-05-32) to the Board of County Commissioners with a recommendation for approval. Grant Clark seconded and the motion carried with a 3/1 poll of the board. Harris, Clark and Williamson voted for; Bartsma against.

SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS & CONCLUSIONS OF LAW HAVE BEEN PREPARED BY THE PLANNING DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING A RECOMMENDATION ON THIS MATTER. ADDITIONAL SPECIFIC FINDINGS MAY ALSO BE NECESSARY.

1. Robert Hansen, on behalf of Clearview Land LLC (Z-05-32), submitted a complete application requesting a zone change of approximately 20.00 acres from Forest & Range to Rural-5 to the Community Development Services Department on December 19th, 2005. The applicants address is PO Box 3889, Federal Way, Wa. 98063.
2. The Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on February 3rd, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property as required by Kittitas

County Code.

3. A SEPA Determination of Non-Significance was issued by the Community Development Services Department on February 3rd, 2006. Notice of said determination was provided to all existing parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code.
4. An open record hearing was held by the Planning Commission on March 28th, 2006 to consider this general rezone request. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. 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 to be served by this non-project action.
5. The rezone request involves a 20.00 acre parcel, from Forest and Range to Rural-5, tax parcel numbers 19-14-01000-0014.
6. The subject property is bordered to the north and east by Rural-3, and to the south and west by Forest and Range.
7. The subject property is in the direct vicinity of legal non-conforming parcels less than 20 acres in size to the north and west.
8. The subject property abuts Pasco Road, a County owned and maintained road.
9. The Planning Commission finds that the requested zone change **is** consistent with the Rural land use designation of the Kittitas County Comprehensive Plan.
10. The Planning Commission finds that the proposed requested zone change **does** meet all seven criteria as listed in KCC 17.98.020 (E).
 - a. The proposed amendment is compatible with the comprehensive plan
 - b. The proposed amendment bears a substantial relation to the public health, safety or welfare
 - c. The proposed amendment has merit and value for Kittitas County or a sub-area of the county
 - d. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property
 - e. The subject property is suitable for development in general conformance with zoning standards for the proposed zone
 - f. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property
 - g. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties

11. The Planning Commission finds that additional conditions **are not** necessary to protect the public's interest.
12. No public testimony was heard.

E. Evergreen Ridge PUD Amendment Rezone (Z-05-33)

The Chair opened the hearing to the Evergreen Ridge PUD Amendment Rezone to Staff presentation; Staff Planner II Joanna Valencia presented her staff report by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report.

The Chair opened the hearing to Applicant presentation.

Chad Bala, TerraDesign Works, PO Box 462, Roslyn, Washington, made a Power Point presentation, submitted as **Exhibit K**, and fielded questions.

The Chair opened the hearing to Public testimony.

Mark Nelson , PO Box 808, Cle Elum, Washington, representing Evergreen Valley Utilities submitted a Response to Letters of Concern, **Exhibit L**.

Jim Boyle, PO Box 39, Ronald, Washington, representing Concerned Citizens of Upper Kittitas County, stated that they are not opposed to the zone change and in fact would like to see it eliminated completely. They are concerned with 300 additional living units in the area. Boyle stated that there are not sufficient services available to sustain this kind of growth nor is highway 903 adequate to support that kind of additional traffic. Boyle requests that the Planning Commission pass this rezone forward to the Board of County Commissioners with "no recommendation" or to postpone this until the Comprehensive Plan is revised to better reflect the actual impacts of this proposed development.

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, Washington, rebutted Boyles comments by stating that Highway 903 is currently at 50% its designed capacity; a new intersection is planned and upgrades are currently underway.

The Chair opened the hearing to Planning Commission deliberation and motion.

Williamson asked **Piercy** for clarification on the amendment process of the PUD. Discussion ensued related to open space requirements, fire protection requirements, and Highway improvements.

Don Williamson made a motion to pass the Evergreen Ridge PUD Amendment Rezone (Z-05-33) to the Board of County Commissioners with a recommendation for approval. Grant Clark seconded and the motion carried with a 3/0/1 poll of the board. Harris, Clark and Williamson voted for and Bartsma abstained.

SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. TerraDesign Works, authorized agent for Teanaway Ridge LLC, landowners has submitted a general rezone request for an amendment to an existing Planned Unit

Development (Evergreen PUD, File No. Z-01-10) of 73.13 acres and inclusion by rezone of 17 acres currently zoned Rural-3 and General Industrial to Planned Unit Development (PUD) pursuant to KCC Title 17.36 (Planned Unit Development Zone). The site is located north of Highway 903 at milepost 8 on Highway 903, Ronald, WA 98941 within the west 1/2 of Section 12 of T.20N., R.14E., W.M. in Kittitas County being a portion of tax parcel numbers 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003.

2. A Notice of Application was issued on February 2, 2006 by Kittitas County Community Development Services. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.
3. Written comments were solicited and the final date to submit written comments was on March 3, 2006 by 5:00pm. Comments were received from Washington State Department of Ecology, Washington State Department of Community, Trade, and Economic Development, the Washington State Department of Transportation, Lori and Gene Krawchuck, Juliann Wasisco Boyle, Kittitas County Fire Protection District 6, and Concerned Citizens of Upper Kittitas County in care of James Boyle, chairman.
4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this 30 day comment period and other information on file with our office, a SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on March 14, 2006.
5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area.
6. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.
7. An open record hearing was held by the Planning Commission on March 28, 2006 to consider this matter and testimony was taken from those persons who wished to be heard.
8. The Planning Commission finds that the proposed rezone to Planned Unit Development is consistent with the underlying Comprehensive Plan designation of Urban Residential.
9. The Planning Commission finds that the proposed rezone **does** meet all seven criteria of Kittitas County Code 17.98.020(E) as outlined below:
 - a) *The proposed amendment is compatible with the comprehensive plan. The proposed rezone is compatible with the Comprehensive Plan.*
 - b) *The proposed amendment bears a substantial relation to the public health, safety or welfare*

- c) *The proposed amendment has merit and value for Kittitas County or a sub-area of the county.*
- d) *The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property*
- e) *The subject property is suitable for development in general conformance with zoning standards for the proposed zone*
- f) *The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property. The subject property is next to Rural-3 zoning.*
- g) *The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties. There is no irrigation to the subject property.*

10. The Planning Commission finds that the recommended conditions contained within the staff report as part of Section IV **shall** be conditions of approval of the rezone.

11. The Planning Commission finds that additional conditions **are not** necessary to protect the public's interest.

12. Public testimony was heard.

F. Homestead View Plat (P-06-07)

The Chair opened the hearing to the Homestead View Plat to Staff presentation; Staff Planner II Joanna Valencia presented her staff report by reading it into the record. Attached hereto and incorporated herein is a copy of that Staff Report.

The Chair opened the hearing to Applicant presentation.

Chuck Cruse. Cruse and Associates, 217 E. 4th Avenue, Ellensburg, Washington, stated that this project conforms to the Kittitas County Road Standards, Health Department requirements, subdivision and zoning codes.

The Chair opened the hearing to Public testimony. No public testimony was heard.

The Chair opened the hearing to Planning Commission deliberation and motion.

Doug Harris made a motion to pass the Homestead View Plat (P-06-07) to the Board of County Commissioners with a recommendation for approval. Don Williamson seconded and the motion carried with a 4/0 poll of the board.

SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Chris Cruse of Cruse & Associates, authorized agent for Cle Elum Homestead LLC, landowner, has submitted an application for a 6 lot plat on approximately

136.13 acres of land that is zoned Forest & Range.

2. The Planning Commission also finds that said development application included a preliminary plat depicting the division of one parcel into 6 lots ranging in size from 21.00 to 25.32 acres.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 6, 2006. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that this application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A. There are some moderate to steep slopes located on the subject property.
6. The Planning Commission finds that an open record hearing was held on March 28, 2006 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Planning Commission finds that additional conditions **are not** necessary to protect the public's interest.

The meeting was adjourned at 11:12 p.m. The next meeting is Tuesday, April 11, 2006.

Susan Barret, Planning Commission Clerk