

**KITTITAS COUNTY PLANNING COMMISSION MEETING**  
**Tuesday, May 9, 2006 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM  
205 W. Fifth Street, Ellensburg

Those present: Chairman David Black, Doug Harris, Grant Clark, Don Williamson, Well Bartsma, Mark McClain, and Scott Perna.

Also present: Community Development Services Director Darryl Piercy, Assistant Director Allison Kimball, Staff Planner II Joanna Valencia, Staff Planner Scott Turnbull, Staff Planner Noah Goodrich, Staff Planner Patrick Butler, Public Works Planner II Randy Carbary, Planning Commission Clerk Susan Barret and approximately 50 individuals representing applicant and public interest.

**I. Call to order and introduction of members and staff.**

Having a quorum present the Chair called the meeting to order at 6:33 p.m.

**II. Correspondence** – none presented

**Black** introduces time limits to presentations and testimony.

**Allen C. Runte**, 2121 Pasco Road, Cle Elum, stated that introducing new rules mid stream is unfair to those that came to testify having prepared presentations without the knowledge of these newly imposed time limits.

**Scott Bradshaw, Director of Public Works**, stated that Public Works has concerns related to Fowler Creek Road and the intersection of Westside Road and will submit written comments for the record.

**III. Old Business**

**A. Continuation of the PASCO REZONE (Z-05-28)**

The Chair opened the hearing to applicant summary.

**Wayne Nelson**, PO Box 52, Cle Elum, made himself available for questions.

The Chair opened the hearing to Public testimony.

**Mikki Douglas Runte**, 2121 Pasco Road, Cle Elum, presented a PowerPoint presentation and read into the record **Exhibit A**.

**Rich Wilkins**, 3280 Carroll Road, Ellensburg, continued the PowerPoint presentation and read into the record **Exhibit B**.

**Dina Lund**, 1126 Pasco Road, Cle Elum, rebuts Halverson-Applegate letter; submitted **Exhibit C**, maps, pictures, letters, documents, etc.; continues the PowerPoint presentation; speaks to multiple aquifers; different types of wetlands, water rights; on site sewage; susceptibility to seasonal floods.

**Dennis Burchak**, 410 Fowler Creek Road, Cle Elum, continues the PowerPoint presentation and reads into the record **Exhibit D**

**Russ Hobbs**, 11042 Teanaway Road, Cle Elum, representing Fire District 7 submitted **Exhibit E.**; stated concern for adequate water for fire fighting purposes; roads & fire-wise matters.

**Dawn Douglas**, 2080 Pasco Road, Cle Elum, reads into the record her letter, **Exhibit F.**

**Diana Burchack**, 410 Fowler Creek Road, Cle Elum, Washington, submitted **Exhibit G** concerns include lack of police protection; unsafe school bus stops; winter access a concern for police, fire, medical; and water .

**Karen Hoban**, 2351 Pasco Road, Cle Elum, submitted as **Exhibit H** a PowerPoint presentation and letter. The letter was read into the record.

**Paula Thompson**, 551 Goodwin Road, Thorp, submitted a letter from Pat Shopbell as **Exhibit H** and her own letter as **Exhibit I.**

**Jennifer Beauvais**, PO Box 156, Roslyn, gave statistics in relation to growth; available housing; average income; local wages; local jobs; and asks where the locals go when they can't afford to live here. Statistics come from the Department of Employment.

**Mike Hoban**, 2351 Pasco Road, Cle Elum, submitted into the record his letter, **Exhibit K.**

**Allen C. Runte**, 2121 Pasco Road, Cle Elum, read excerpts of letter then submitted **Exhibit L**, into the record.

**Floyd Adams**, 2809 Resthaven Road, spoke in opposition to the rezone, sighting water; wells and road issues.

**Shawn Reagan**, 2600 Pasco Road, Cle Elum, spoke in support of the rezone and the right of the property owner to do as they want with their property.

**Sue Sturigel**, 3291 Pasco Road, Cle Elum, spoke of her wells to illustrate the area water problem.

**Vicki Angelini**, PO Box 945, Roslyn, submitted a letter for Darren Buck as **Exhibit M.**

**Caroline Kurtz**, PO Box 537, S. Cle Elum, read into the record a letters of support, **Exhibit N.**

**Melissa Bates**, 120 Elk Haven Road, Cle Elum, spoke to the preservation of nature.

**Dennis Douglas**, 2080 Pasco Road, Cle Elum, submitted into the record his letter, **Exhibit O.**

**Thelma Simon**, 141 Wallace Drive, stated her concerns of road management and fire care.

**Allen Runte**, spoke for all the residents on Pasco Road and Fowler Creek, saying that at no time where they trying to prevent the Pasco's from selling their property.

**Wayne Nelson**, rebutted by stating the application meets both the Comprehensive Plan and the seven criteria for rezone. In response to the issues raised on water; the Department of Ecology has already reviewed this sight and given it the go; the roads definitely need improvement and development will facilitate those improvement; these issues as well as wetlands and wildlife are all speculation and not subject to a rezone.

**Black stated that written comments will be accepted until Friday May, 12 at noon through the office of Community Development Services and forwarded to the Planning Commission. This hearing will be continued to May 23, 2006 at 6:30 in the Commissioners Auditorium. The public testimony is closed. The hearing will be open for Planning Commission deliberation, motion and decision.**

**B. LESH REZONE (Z-05-34)**

**The Chair opened the hearing 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, also submitted **Exhibit P** letter from the proponent of reasons to accept the rezone.

**The Chair opened the hearing to applicant presentation.**

**Robert “Doc” Hanson**, PO Box 10733, Puyallup, authorized agent for the landowner, went over the criteria for rezone by reading and elaborating on Exhibit P. Discussion ensued.

**McClain** questions the changed circumstance. **Hanson** indicated the actual increase in population. **McClain** asked for elaboration on the merit and value to the county. **Hanson** replied that there is a demand for large lot living and need for buffer. Further questions and discussion ensued.

**The Chair opened the hearing to Public testimony.**

**Paula Thompson**, 551 Goodwin Road, Thorp, commented on access and the status as buffer.

**Jennifer Beauvais**, PO Box 156, Roslyn, questioned how many current lots are zoned R-5.

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

**Black** questions Piercy on the Forest & Range piece in the middle as to spot zone. **Piercy** states that this isn't a typical or a logical outer boundary for the zone, but also not prohibited. **Williamson** questioned roads to the property. **Carbary** responded to access and roads stating other properties around it are accessed by FS 3350 and internal roads. **McClain** commented that there appears to be no real change in circumstances. **Black** stated that the road issue is very important and the forest and range island is not a good arrangement.

**Doug Harris moved to pass the Lesh Rezone (Z-05-34) forward to the Board of County Commissioners with a recommendation of denial. Don Williamson seconded and the motion carried with a 7/0 poll of the board.**

**The Planning Commission unanimously voted to approve the suggested Findings of Fact with amendments.**

**C. SLS LAND REZONE (Z-06-01)**

**The Chair opened the hearing 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.**

Wayne Nelson, 1121 Lower Peoh Point Road, Cle Elum, representing himself submitted into the record **Exhibit Q**, Assessors record & Certificate of Occupancy, then went over the 7 criteria for rezone.

**The Chair opened the hearing to Public testimony.**

Paula Thompson, 551 Goodwin Road, Thorp, voiced concern over additional access.

**Carbary** addressed those concerns stating there is enough frontage to county road and minimum requirements would apply.

Thelma Simon, questioned the location of a former sewage treatment plant

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

**Williamson** questioned Piercy if the segment of Lower Peoh Point forest and range can it be included? **Piercy** stated that this could be cleaned up with a comprehensive plan amendment or other process.

**McClain made a motion to pass the SLS LAND REZONE (Z-06-01) forward to the Board of County Commissioners with a recommendation of approval. Doug Harris seconded and the motion carried with 7/0 poll of the board.**

**The Planning Commission unanimously voted to approve the suggested Findings of Fact with an additional finding.**

**D. FLANAGAN, PETERSON, WHITEHEAD, & WALD REZONE (Z-06-02)**

**The Chair opened the hearing 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 West 7<sup>th</sup> Ave., Ellensburg, submitted into the record photos, **Exhibit R**, and maps, **Exhibit S**, then gave a brief history of the subject property stating this property has no critical areas, no farming and open to future residency, then went over the 7 criteria for rezone.

**McClain** questioned if the individual property owners purchased the subject property with this zoning in place and the need for additional properties of this type. **Black** asks for rational on why this is not a spot zone. **Slothower** responded that the mix of zones is consistent with the Comprehensive Plan.

**Charles Peterson**, 16954 151<sup>st</sup> Ave. SE, Renton, property owner spoke on behalf of the rezone and explained his rationale for the rezoning the parcel to 5 acres.

**Mark Wald**, Seattle, property owner stated that the purpose for purchasing this property was to live close to family and friends.

**The Chair opened the hearing to Public testimony.**

**Paula Thompson**, 551 Goodwin Road, Thorp stated that the proponents knew that the land was forest and range and that it seems to be a spot zone, the change in circumstance was created by the owners, additional concerns were roads, isolated zones, and impacts on aquifers.

**Jennifer Beauvais**, PO Box 156, Roslyn, spoke of fire danger, road grade, gave statistics from the Central Washington Land Services and stated there is not really a shortage of 3-5 acre lot land.

**Thelma Simon**, 141 Willis Drive, Cle Elum, stated that there is no storm water drainage for the city of Cle Elum; the area below the ridge line gets run off and her business gets flooded annually.

**Dave Fudacz**, 9741 Thorp Hwy, Thorp, gave a brief history of flooding in the area, concerns include plowing; limited winter access; people in area have to pack in water; this area produces good timber.

**Carbary** stated that none of the roads serving the property have been certified that they meet county standards but those issues should be addressed at the project level.

**Slothower** rebuts the public testimony stating issues raised are project specific issues and not appropriate at the rezone phase.

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

**McClain** agrees with Slothower as to the non-project nature of the rezone; questions the demonstrated change in circumstances. **Bartsma** questions a higher density without road access. **Clark** questions access if this is developed; change of circumstance exists with change in the overall area; concerned with the zoning in the area, but looking at the topography of the parcel seems to be sensible. **Harris** voiced concern over the island zoning. **Williamson** spoke to topography and the potential for up to 16 houses if fully developed; if left in forest and range the maximum is 4 houses and more acceptable for health, safety and welfare. **Pernaa** stated that the rezone does not impact property owners down below. **Black** read a portion of Henderson vs. Kittitas County regarding Change of Circumstance.

**Grant Clark made a motion to pass the FLANAGAN, PETERSON, WHITEHEAD, & WALD REZONE (Z-06-02) forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion failed with a 3/4 poll of the board. McClain, Pernaa & Clark voting for; Harris, Williamson, Bartsma & Black voting against.**

**Don Williamson made a motion to pass the FLANAGAN, PETERSON, WHITEHEAD, & WALD REZONE (Z-06-02) forward to the Board of County Commissioners with a recommendation of denial. Well Bartsma seconded and the motion passed with a 4/3 poll of the board.; Harris, Williamson, Bartsma & Black voting for; McClain, Pernaa & Clark voting against..**

**The Planning Commission voted 4/3 to approve the suggested Findings of Fact with an additional finding; Harris, Williamson, Bartsma & Black voting for; McClain, Perna & Clark voting against..**

**Black** moved to continue the Highlands of Cle Elum (P-06-02), Taylor Rezone (Z–06-03), & Sieber/Roberts Rezone (Z-06-04) to May 23, 2006 at 6:30 in the Commissioners Auditorium. It was so moved with a unanimous vote of the board.

The meeting was adjourned at 10:27 p.m.

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Susan Barret, Planning Commission Clerk