

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, May 23, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

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

Also present: Community Development Services Director Darryl Piercy, Staff Planners Scott Turnbull, Noah Goodrich, and Patrick Butler, Public Works Planner II Randy Carbary, Planning Commission Clerk Susan Barret and approximately 35 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

III. Approval of Minutes

Grant Clark moved to accept the minutes for the April 25, 2006 and May 9, 2005 meetings as written. Don Williamson seconded and the motion carried with a unanimous vote of the board.

IV. Old Business

A. PASCO REZONE (Z-05-28) – Continued from 5/9/06

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated the water issue is unsettled but that will be resolved in other venues; feels that there are problems with the roads; and there seems to be adverse impact on the neighborhood. **Bartsma** voiced concern over water. **Harris** stated that health, safety and welfare are of primary concern. **Williamson** also concerned with the roads and that this will adversely impact the neighborhood. **Clark** stated that the issues raised were valid but should be addressed at the plat level of the process.

Don Williamson made a motion to pass the forward the PASCO REZONE (Z-05-28) to the Board of County Commissioners with a recommendation of denial. Doug Harris seconded and the motion carried with a 5/0 poll of the board.

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

V. New Business

A. HIGHLANDS OF CLE ELUM (P-06-02)

The Chair opened the hearing to Staff presentation; Staff Planner Noah Goodrich presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation.

Chuck Cruse, 217 E 4th Street, Ellensburg, stated that the application meets all county ordinances, standards, and development requirements. Access to the area will be improved as the road must be upgraded to county standards. **Harris** questioned the buildability of the subject property. Cruse briefly addressed the topography.

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

The Chair opened the hearing to Planning Commission deliberation and motion

Harris stated that the only question appeared to be the neighbor's access. **Black** questions letter referencing a locked gate coming off the property. **Goodrich** clarified the access roads. **Williamson** questions notification process. **Goodrich** stated access is restricted in the winter. **Clark** said that if their easement is legitimate than they are protected legally. **Piercy** stated that a condition could be added to make certain that the access issue is resolved prior to final plat approval.

David Black made a motion to pass the HIGHLANDS OF CLE ELUM (P-06-02) forward to the Board of County Commissioners with a recommendation of approval. Doug Harris seconded and the motion carried with 5/0 a poll of the board.

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

B. TAYLOR REZONE (Z-06-03)

The Chair opened the hearing to Staff presentation; Staff Planner Noah Goodrich presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Brad Taylor, PO Box 278, Cle Elum, explained why he wanted to divide and described the road situation as an abandoned county road with a 60 foot easement but not maintained by the county.

The Chair opened the hearing to Public testimony

Randy Carbar reiterates that the proponent did contact Public Works and discussed what it would take to upgrade the road. It is a non maintained county road with no plans for upgrade at this time.

The Chair opened the hearing to Planning Commission deliberation and motion

Black concerned over the non maintained road. **Piercy** clarified that Lambert road does have the potential to be fully developed. **Harris** addressed the limited volume of traffic due to the small number of adjacent property owners.

Grant Clark made a motion to pass the TAYLOR REZONE (Z-06-03) forward to the Board of County Commissioners with a recommendation of approval. Don Williamson seconded and the motion carried with a 4/1 poll of the board, with Bartsma voting against.

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

C. SIEBER/ROBERTS REZONE (Z-06-04)

The Chair opened the hearing to Staff presentation; Staff Planner Scott Turnbull presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report. **Williamson** questioned the non conformity of zoning in the area. **Turnbull** responded that the lots were created prior to current zoning.

The Chair opened the hearing to applicant presentation.

Dave Nelson, Encompass Engineering and Surveying, spoke to the quality of roads; class B water system; non project rezone; Black questioned the Sieber cluster status. Nelson stated that it was bought out but not built out.

Robin Robert, proponent, gave a brief history of the land and the intent behind the rezone.

The Chair opened the hearing to Public testimony.

Paula Thompson, 551 Goodwin Road, Thorp, submitted **Exhibit A** and read it into the record.

Otto Sieber, 470 Roza View Drive, proponent, rebutted the public testimony stating that the issues raised have already been dealt. Already in place are ongoing long term arrangements with the local fire department, school district, and the neighbors.

Jim Dennison, PO Box 1088, Ellensburg, stated that this is a non project action; that the concerns that have been brought up are legitimate but should be brought up at the project stage.

Black questioned SEPA requirements. **Piercy** responded that in this case a MDNS was issued. **Piercy** then addressed International Fire Code in relation to this rezone.

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson questioned access. **Carbary** responded by stating that the roads are above and beyond the current standards and certified public roads.

Grant Clark made a motion to pass the SIEBER/ROBERTS REZONE (Z-06-04) forward to the Board of County Commissioners with a recommendation of approval. Don Williamson seconded and the motion carried with a 5/0 poll of the board.

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

New Business

A. BROOKSTONE PRELIMINARY PLAT (P-06-11)

The Chair opened the hearing to Staff presentation; Staff Planner Scott Turnbull presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation.

Wayne Nelson, 301 W. First Street, Cle Elum, representing the proponent, submitted into the record **Exhibit B**-Road Certification; **Exhibit C**-Water Supply; and **Exhibit D**-PowerPoint Presentation. Nelson stated that this plat is consistent with the Comprehensive Plan and in full compliance with the underlying zone.

Black questioned road maintenance in the area and current building in the area. **Harris** asked for road information; city limits; and city services. **Nelson** stated city services are not planned for this development. **Nelson** addressed the private road standards; the need to provide sufficient sub grade to make a base for the road to be able to meet county road standards if future development dictates.

The Chair opened the hearing to Public testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concern over the roads; erosion and water run off.

Carbary stated road certification is not yet complete and that Public Works has concerns over storm water run off; steep grades and sharp corners; multiple ownership issues;. **Black** asks how the commission can be satisfied that the roads are developed appropriately. **Piercy** stated that a condition could be imposed that would require that road standards can be met. **Williamson** questioned storm water requirements. **Piercy** stated that a Department of Ecology permit for storm water control is mandatory.

Nelson spoke to road requirements for county approval; the drainage issues; and the current road grade being close to the county standards. **Clark** questioned if there are special requirements necessary due to the BPA. **Nelson** stated the set back is already accounted for.

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that an additional condition be added to the effect that road standards can be met for the entire project prior to final plat approval.

Don Williamson made a motion to pass the BROOKSTONE PRELIMINARY PLAT (P-06-11) forward to the Board of County Commissioners with a recommendation of approval. Doug Harris seconded and the motion carried with a 5/0 poll of the board.

The Planning Commission unanimously voted to approve the suggested Findings of Fact with additional findings.

E. KITITAS FOOTHILLS (P-06-12)

The Chair opened the hearing to Staff presentation; Staff Planner Noah Goodrich presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

Black questioned the appropriateness of looking at this development when substantial future development is on the horizon and the cumulative impact should be taken into account.

Piercy responded that at this time there are 5 separate, interconnecting developments, there is an obligation under SEPA to look at the cumulative impacts.

The Chair opened the hearing to applicant presentation. No applicant was present.

Black recommends that this project be remanded back to Community Development Services for further review.

David Black made a motion to remand KITTITAS FOOTHILLS (P-06-12) back to Community Development Services for complete review. Don Williamson seconded and the motion carried with a 5/0 poll of the board.

The Chair opened the hearing to Public testimony.

Lila Hanson, 1302 Swauk Prairie Road, asked to submit her prepared testimony into the record. It was submitted as **Exhibit E**.

The meeting was adjourned at 9:00 p.m.

Susan Barret, Planning Commission Clerk