

KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, July 11, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

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

Also present: Community Development Services Director Darryl Piercy, Staff Planners Noah Goodrich and Patrick Butler, Public Works Planners Randy Carbary and Jan Ollivier, Planning Commission Clerk Susan Barret and approximately 7 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 6:30 p.m.

Darryl Piercy stated that the agenda items, Lyman-Coe Rezone (Z-06-09), Evergreen Park Plat (P-06-13) and Bill Holmes Preliminary Plat (P-06-18), from the canceled meeting of June 27 have been carried over to the July 25 meeting to conform to proper notification requirements.

II. Correspondence – none presented.

III. Approval of Minutes

Don Williamson moved to accept the minutes for the June 13, 2006 meeting as written. **Doug Harris** seconded and the motion carried with a 4/0/1 vote of the board, with **Black** abstaining.

IV. New Business

A. CEDAR GROVE PLAT P-06-17

The Chair opened the hearing to **Staff presentation**; Planner Staff Noah Goodrich presented his staff report by reading 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**.

Nathan Weis, 60 R & R Heights, proponent gave a brief description of the property then opened himself for questions. **BLACK** asked if they have looked into becoming part of Fire District 6. **Weis** responded that annexation into the Fire District was considered in the past by other property owners. The possibility is being considered again, with current property owners, updated roads, but it is still in the works. Further discussion ensued over fire district requirements and the efforts to annex.

Piercy, Kittitas County Fire Marshal, gave clarification of requirements for a plat outside of an established Fire District stating that county codes and international codes automatically impose certain requirements including development of a fire plan, sprinkler systems, and adequate storage onsite to supply the sprinkler system. Further discussion ensued as to details of these codes and the efforts being put forward to ensure public safety.

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

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that he was satisfied with the efforts being put forth in relation to fire protection and that the commission will add a condition to the finding of facts.

Grant Clark made a motion to pass the CEDAR GROVE PLAT P-06-17 forward to the Board of County Commissioners with a recommendation of approval. Don Williamson seconded and the motion carried with 5/0 a poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the addition of a sixth and seventh finding.

B. TILLMAN HEIGHTS CLUSTER PLAT P-06-16

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

Sean Northrop, 301 West 1st, Cle Elum, gave a brief overview of the project location, the basis for the cluster plat, and expressed the homeowner's association's wish to preserve the rural character, keep access open for recreational purposes, and maintain the areas permanent timber. Northrop spoke of the home site layout, natural drainage and topography, hydro-geological report, road update and access.

Black questioned the Forest Service Road 3350. **Northrop** gave a summary of the road by stating that the road is used by the Forest Service, but actually owned by several owners.

Randy Carbary spoke to the bonding of the area roads, thresholds, future development concerns, potential problems of the Westside Road configuration and the potential for new or alternate roads.

The Chair opened the hearing to Public testimony

Stan Clark, 960 Groeschell Road, Cle Elum, spoke in support of the project. Stated positive impacts include paved road access, wild life corridor; minimize urban sprawl, keeping the forest forested, and good housing opportunities for the community.

Luci Bull, 803 W. 2nd Street, Cle Elum, spoke for the forest service stating that the forest service has reviewed the road plans of Sapphire Skies, but have not seen revised plans. Bull stated that this is a Forest Service road and that they would like the county to take it onto the system.

Piercy, stated that there has been discussion of the county taking ownership of the roads and putting them on the system, but the transfer of ownership by multiple private individuals is unlikely. The other option allowed under development code is to develop the road to private road standards meeting county requirements. The county holds the bonds because the requirements of the roadway are requirements of the county planning process and it is ultimately the county's responsibility to ensure that the roads are built to county standards.

Bull responded that the road is considered a Federal Property Interest Right, that the Forest Service does not own the road but will defend the Federal interest in the road. Bull gave examples of county roads under Forest Service easements.

Northrop responded with the road use and easement history, stating the Forest Service has managed the road through cost share agreements among various owners. Northrop stated there are bonds in place, engineered and approved plans to improve the road and upgrade the intersection. These road use and development issues have been resolved for other projects in this area and therefore are resolved for this project. He referenced and read portions of the letter from District Ranger Rodney Smolden dated October 21, 2005.

Carbary clarified that all bonding so far has been done prior to this application and that, in his opinion, the best solution would be that the road become a dedicated public right of way, but there has to be a way to convey the ownership over to the county to do this.

Bull stated that Forest Service's main concern with the traffic control is the fire access to the National Forest and that if the county does not take jurisdiction, then Forest Service must have some say in the traffic control and the standards. **Black** questioned the ownership of the road and easements. **Bull** stated that the Forest Service has full rights to manage the road and jurisdiction under Federal regulations and cost share agreement, substantial investment in the road, and documentation that the government built the road. **Clark** asks if there are other specific concerns that of the Forest Service. **Bull** responded revised plans have not been received and lack of sufficient communication.

Piercy introduced a letter dated July 10, 2006 from District Ranger Rodney Smolden, submitted as **Exhibit A**, which stated that the Forest Service has accepted the modified plans which meet Kittitas County public road standards. There was further discussion of conditions related to already approved projects in the area, public verses private road standards, secondary access, and that the moratorium resolution does not impact this application.

The Chair opened the hearing to Planning Commission deliberation and motion

Don Williamson moved to continue the TILLMAN HEIGHTS CLUSTER PLAT P-06-16 hearing to July 25th to resolve questions related to roads, road standards and ownership. Doug Harris seconded and the motion carried with a 5/0 poll of the board.

The record was reopened for public testimony until July 14, 2006 at noon, at which time the public testimony portion will be closed and given to the Planning Commission for review.

The meeting was adjourned at 8:10 p.m. The next scheduled meeting is July 25, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Susan Barret, Planning Commission Clerk