

**KITTITAS COUNTY PLANNING COMMISSION**  
**Thursday, August 24, 2006 - 6:30 PM – Hal Holmes**

MINUTES

**I. Call to Order.**

Chairman Black called the regularly scheduled continued meeting of Tuesday, August 22 to order at 6:30 p.m.

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

Also present: Community Development Services Director Darryl Piercy, Assistant Director Allison Kimball, Staff Planners Joanna Valencia, Scott Turnbull and Patrick Butler, Deputy Prosecutor Jim Hurson, Clerk of the Board Susan Barret and approximately 40 people representing public and applicant interests.

Black reviewed procedures for participation

**II. New Business**

**A. Pine View Estates Performance Based Cluster Plat (P-06-20)**

**The Chair opened the hearing to Staff Presentation**

Staff Planner II Joanna Valencia, presented her staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report. Valencia submitted **Exhibit A**, an additional comment letter.

**The Chair opened the hearing to Applicant Presentation**

**Mark Kirkpatrick**, 108 E. 2<sup>nd</sup> Street, Cle Elum, Encompass Engineering and Surveying, representing the applicant, stated that although this application was submitted under the previous cluster plat codes it does comply to the latest revisions of that code. He further stated that the plan is in compliance with the Ag-3 zoning, Department of Health, subdivision code and Kittitas County Public Works.

**Jeff Potter**, 23175 - 216<sup>th</sup> Place, suite A, Maple Valley, authorized agent, stated the proposal meets the performance based cluster plat standards at the time of application with 59% open space in perpetuity as horse pastures and interconnecting pedestrian and equestrian trails. He illustrated the project vision and various proposed amenities. One of the issues in need of clarification for the applicant is the SEPA maximum recommended fence height as the fence height is a critical element in order to protect horses.

**Black** clarified that the SEPA fence height is related to wildlife preservation. **Harris** questioned access to lots 1, 2, 3 & 4. **Potter** responded that the topography dictated where the access would be. **Clark** questioned the entire lot configuration. **Harris** questioned if any perk tests had been done. **Potter** stated that indeed testing has been done and that is what

drove the lot location. **Black** brought up the recent changes to the code and open space. **Potter** spoke to possible connectivity with other land owners in the future.

### **The Chair opened the hearing to Public Testimony**

**Paula Thompson**, 551 Goodwin Road, Thorp, speaking for herself, commented that there appears to be concerns of the impact on the area and the water and that this appears to be a piece meal approach to development.

**Larry Williams**, 6290 Upper Peoh Point Road, Cle Elum, voiced concern that development on a hill side would adversely affect the small spring on his property. He stated that the topography is really steep; the road has a history of being washed out and that if there is a lot of development it will significantly and adversely impact the area.

**Virginia Lund**, 6360 Upper Peoh Point Road, stated her primary concern is the wildlife migration in this area, water use for horses is substantial; the location is far from services, concerned with losing her water, wonders why they are hiring out of the area.

**Roger Olson**, 2130 Nelson Siding Road, representing self, stated he felt that cluster plats don't belong in rural areas and would like to recommend denial of this project. He stated that these are suburban densities and not rural and further stated that the county is not in compliance with the growth management act.

**Doug Kilgore**, 145 - 5th Street, Roslyn, representing RIDGE, asked for denial of the proposal and stated he thought this was an example of poor planning.

**Marge Brandsrud**, 3580 Sparks Road, Easton, concerned with the water availability and the lack of a comprehensive study on water availability. She questioned if people can buy these lots without a certainty of water and if only horses will be allowed in these pasture lands. She voiced concerns that additional clusters are already planned for the surrounding lands.

**Wayne Nelson**, 1121 Lower Peoh Point Road, spoke in favor of the application and stated that this application has already been through SEPA; it has specific proposed mitigations to mitigate the concerns that have been brought up in public testimony; it is in line with the Comprehensive Plan as it is now; the project is in compliance with all applicable development regulations and standards and, in fact, exceeds those standards.

### **The Chair closed the hearing to Public Testimony and opened it for Applicant rebuttal.**

**Jeff Potter** explained the road design, efforts to coordinate with KRD, selective tree clearing and spoke to the coordinated effort with the adjacent landowners in an effort to join the horse pasture/open space. He clarified the intent to maintain the current pasture area for horses. He understands clustering is a viable option in this area and it meets Kittitas County Cluster ordinance.

**Williamson** questioned if soil studies have been done and asked for assurance that the proposed septic systems will not adversely affect down hill waters. **Potter** stated that the lots were proposed in this area based on a professional septic designer's opinion. **Black** asked for specific measurements. **Potter** gave the requested specifics and stated that the parcel is one legal parcel.

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

**Black** stated that this is not his vision of a cluster plat and that it appears to be a large development with an easement to pasture, he is very concerned with the water issue and that there is not enough information on the wells. **Harris** stated his primary concern is the perkibility of the soil and that the safety of the water to the horses would be questionable. **Pernaa** voiced support for this project and that he feels this is what the county is looking for with cluster plating focusing on connectivity. **Clark** concurred with Pernaa and further commented that guidelines exist and there has been no testimony suggesting that the guidelines have not been followed. **Williamson** agreed with Black that the separation of the areas presents a problem.

**Piercy** clarified for the record that the lot is a single lot with legal connectivity and not two lots with an easement.

**David Black moved to pass the Pine View Estates Performance Based Cluster Plat (P-06-20) forward to the Board of County Commissioners with the recommendation of denial. Don Williamson seconded and the motion carried with a 3/2 poll of the board. Black, Williamson and Harris voted for denial; Pernaa and Clark voted for project approval.**

**The Planning Commission voted 3/2 to approve the suggested Findings of Fact with the addition of an eighth finding and a minority report that states that the proposed project does meet the necessary criteria.**

Piercy requests the commission to take action to reschedule the other agenda items to date, time and location certain meetings.

**Grant Clark moved to reset hearing dates of the Wilson, Calaway & Barber Rezone Z-06-08 to September 26 at 6:30 in the Commissioners Auditorium and the Callsvick/Scott Rezone Z-06-10 to be rescheduled to September 12 at 6:30 in the Commissioners Auditorium. Don Williamson seconded and the motion carried with all in favor.**

**III. Approval of Minutes**

**Don Williamson moved to accept the minutes for the July 25, 2006 meeting as written. Grant Clark seconded and the motion carried with all in favor.**

The meeting was adjourned. The next regularly scheduled meeting is September 12, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

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Susan Barret, Planning Commission Clerk