

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, December 12, 2006 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

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

Chairman Black called the meeting to order at 6:30 p.m.

Those present: Chairman David Black, Grant Clark, Scott Perna, Matt Anderson

Also present: Staff Planners Joanna Valencia, Noah Goodrich and Scott Turnbull, CDS Director Darryl Piercy, CDS Assistant Director Alison Kimball, Public Works Traffic Planner Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 24 individuals representing applicants and public interest.

Piercy stated 5 items are being pulled from the agenda tonight; Suncadia Master Planned Resort Preliminary Plat Phase 1 Division 9 (P-06-45), Minor Rezone (Z-06-40), Watson Cutoff 14-Lot Performance Based Cluster Preliminary Plat (P-06-34), White Tail 14-Lot Performance Based Cluster Preliminary Plat (P-06-33), Vaquero Valley 14-Lot Performance Based Cluster Preliminary Plat (P-06-37).

Piercy asked how far the Planning Commission thought they would get into the agenda.

Chairman Black stated they would possibly get through Meadow Ridge Performance Based Cluster Plat (P-06-14). Agenda items beyond that will not be heard tonight and will be continued to the January 9, 2007 meeting.

Piercy stated that the Board of County Commissioners appointed 3 new Planning Commission members and they will be joining the board at the first meeting in January.

II. Correspondence

Clerk **Trudie Pettit** stated that Don Williamson and Doug Harris submitted their resignation from the Planning Commission. The Board of County Commissioners appointed 4 new Planning Commission members and they are: Matt Anderson, Kimberly Green, Rick Dougherty and Aaron Langevin.

III. Approval of Minutes

Clark moved approve the minutes from September 18, 19, 21, 26, 27, 28, October 5 and 24 as written. **Perna** seconded and the motion carried with a 4/0 poll of the board.

IV. Old Business

A. Hex Mountain Plat (P-06-32)

The Chair opened the hearing to Staff Presentation.

Staff Planner, Noah **Goodrich** presented Patrick **Butler's** 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.

Anne Watanabe, representing the applicant stated that this is an 8 lot plat exempt from SEPA.

Black asked if **Watanabe** had seen the letter from Public Works regarding access to 2 lots.

Watanabe stated there is now a recorded easement to the lots.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concerns about the impact on roads, fire department, and the increase in public services.

Melissa Bates, 120 Elkhaven Road, Cle Elum, stated her concerns about the impact on water and sewer in that area and submitted into the record **Exhibit A**.

Black stated that the 1996 Comprehensive Plan shows rural land as a 3 acre minimum, the planning commission recommended that the BOCC put in a 5 acre minimum and the BOCC rejected that recommendation.

Nathan Weis, property owner, described the property and forest service road.

Black asked if the forest service road was graveled.

Weis stated it is graveled and meets the county codes and might have to be paved in the future depending on the amount of development.

Black asked what road is being used to access lots 1 and 2.

Weis stated there is a shared driveway for the lots. The current road is gated.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated he would like to see a traffic study done in the future on Salmon la Sac Road.

Perna stated this is the type of area that should be developed.

Clark stated he does not see any other issues

Grant Clark made a motion to pass the Hex Mountain Plat (P-06-32) forward to the Board of County Commissioners with a recommendation of approval. Scott Perna seconded and the motion carried with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

B. Frosty Pines Preliminary Plat (P-04-11)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** presented her staff report by reading portions of it into the record and submitted **Exhibits A1** and **A2** into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Presentation.

Marc Kirkpatrick, Encompass Engineering and Surveying, representing the client, stated there were some issues with the forest service road that have been addressed and is about 90% completed. They are working on a well design that is believed to be a Class B well system that will serve all 8 lots.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concerns with the impact on road systems and emergency services.

Melissa Bates, 120 Elk Haven Road, Cle Elum, stated the proposal shows 7 lots and that is not a small oversight and her concerns with the sewer, water and emergency services and submitted into the record **Exhibit B**.

Virginia Lund, 6360 Upper Peoh Point Road, Cle Elum, stated her concerns about the growth in Upper County and submitted into the record **Exhibit C**.

Piercy stated that the staff planners work hard planning and take considerable time and effort to make sure these applications are complete, in regards to traffic issues Public Works has reviewed the issues and the DOT was notified and no comments were received. All government agencies are notified with each application and are given time to respond with comments and suggestions.

Black stated the difference between 7 and 9 lots should have been decided before now.

Piercy stated the project was noticed at 8 and has been reduced at one time.

Black stated the applicant should have the water resolved at this time.

Piercy stated that is a preliminary plat approval process and the water issues are farther ahead than many other plats and is not required for preliminary approval.

Larry Fuller, 500 Hawk Haven Road, Cle Elum, stated his concerns about what impact this will have on the animals and the forest service, and that the sewer affects the water quality in the area, and the affect on the public services.

Deidre Link, 560 Hawk Haven Road, Cle Elum, stated her concerns with the rate of development in this county and impact development is having on local citizens.

The Chair opened the hearing to Planning Commission Deliberation.

Perna stated he does not see reason to deny this application and the only issues with this application were the roads and they have been fixed and amended.

Clark stated he agrees and they are asking to develop their property that is acceptable and have met all conditions necessary and sees no reason to deny the application.

Black stated he is concerned that the application is taking this long, and asked **Randy Carbary**, Public Works, if the road issues have been addressed.

Carbary stated the road problems are fixed and all lots will be accessed from Salmon La Sac Road, it will bypass the forest service route.

Scott Perna made a motion to pass the Frosty Pines Preliminary Plat (P-04-11) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 4/0 poll of the board.

Black stated that the letter from Public Works will need to be included in the Findings of Fact.

Perna stated the Findings of Fact number 10 states 7 lots, make correction so that it states 8 lots.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the recommendations.

C. Black Horse at Whiskey Creek Rezone (Z-06-15) and Preliminary Plat (P-06-22)

The Chair opened the hearing to Staff Presentation.

Staff Planner 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.

Black asked if this is in the original UGA.

Valencia stated yes it is in the original UGA.

The Chair opened the hearing to Applicant Presentation.

Erik Labrio, representing the client, presented a presentation describing the project and submitted **Exhibit A** into the record.

Black asked if the internal park is for the public or just the residents.

Jennifer Steig, 12931 NE 126th Pl., representing DR Horton, presented a presentation showing what their developments look like and stated the internal parks and trails will be connected to public trails around the area and submitted **Exhibit B1** and **B2** into the record.

Black asked if they are required to put in sidewalks and curbs.

Horton stated yes they are required to meet all city requirements and codes.

Black asked about snow removal.

Horton has discussed with the city and they are currently working with the city on snow removal.

The Chair opened the hearing to Public Testimony.

Larry Fuller, 500 Hawk Haven Road, Cle Elum, stated his concern about the price range of these homes and moving wetlands from the animals.

Paula Thompson, 551 Goodwin Road, Thorp, stated she thinks this is a good project but has a concern with the intersection of University Way and Reecer Creek.

Dwight Bolton, 630 Alford Road, Ellensburg, asked what the smallest square footage lot will be.

Piercy stated this project is below the maximum required by the city and county and allows for smaller lots, he believes some of the lots are around 5000 square feet.

Carbary stated the county is looking at making revisions for the intersection of University Way and Reecer Creek Road.

Catherine Clerf, 60 Moe Road, Ellensburg, questioned where jobs are going to come from to support the cost of these homes.

Piercy stated we are looking at the future of the Urban Growth levels of Kittitas County; this is the type of development we are going to be looking at in the future.

Anderson asked if the trail system and parks within the project will be lighted.

Piercy stated the Home Owners Association will deal with that issue at a later time.

Break, back at 8:15pm

The Chair opened the hearing to Planning Commission Deliberation.

Black went through the 7 requirements of the Comprehensive Plan with board members to make sure the project meets all requirements.

Scott Perna made a motion to pass the Black Horse at Whiskey Creek Rezone (Z-06-15) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 4/0 poll of the board.

Scott Perna made a motion to pass the Black Horse at Whiskey Creek Preliminary Plat (P-06-22) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

D. JNG LLC Rezone (Z-06-32)

The Chair opened the hearing to Staff Presentation.

Staff Planner Noah **Goodrich** presented his staff report by reading portions of it into the record and submitted into the record **Exhibit A1** and **A2**. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Presentation.

Jeff Slothower, representing JNG LLC, presented a presentation and submitted into the record **Exhibit B**. Slothower stated the subject property is located between other rezone areas that have been heard over the last year.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, questioned the roads accessing the subject property, drilling and finding water, and loose diversity regarding zoning.

Carbary stated road certification is required prior to building permits being issued and that no comments have been received from the City of Cle Elum regarding access roads.

Virginia Lund, 6360 Upper Peoh Point Road, Cle Elum, stated water is critical and trees help with the water sheds and provide habitat for wildlife.

Black questioned if all the rezones around the subject property have been approved by the Board of County Commissioners.

Turnbull and **Goodrich** stated the Board of County Commissioners has passed the surrounding rezones.

Black asked **Slothower** why we don't hear from the city of Cle Elum.

Slothower stated he doesn't know why they don't comment.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated his concern is that there is only one road that goes into the subject property.

Clark stated that **Slothower** has done a very thorough job going through the 7 criteria and that the property is utilizing the comprehensive plan.

Black went through the 7 criteria with the board members to make sure the property meets the criteria.

Grant Clark made a motion to pass the JNG LLC Rezone (Z-06-32) forward to the Board of County Commissioners with a recommendation of approval. Scott Perna seconded and the motion carried with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

E. Elkhorn Ridge Plat (P-06-36)

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.

Mark Kirkpatrick, Encompass Engineering and Surveying, representing the applicant, stated he agrees with **Turnbull's** presentation and described the property. The applicant is proposing a shared well or Class B well. **Kirkpatrick** stated that there is an issue with Public Works regarding the secondary access road to the property.

Carbary stated the secondary access issue is still being discussed.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, stated she is concerned with the access for fire and emergency services.

Virginia Lund, Peoh Point Road, Cle Elum, stated she is concerned with the water and traffic issues.

Kirkpatrick responded to the 40 lot threshold, they are required to provide an emergency access to the property.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated the code states that 2 road requirement will have to be met.

Perna stated that the Code has been met with the secondary road, the problem is just an interpretation of the code.

Clark stated that the Board of County Commissioners has the opportunity to change the standard before the final plat and the issue can still be discussed.

Black stated his concern is that the Planning Commission never sees this application again.

Grant Clark made a motion to pass the Elkhorn Ridge Plat (P-06-36) forward to the Board of County Commissioners with a recommendation of approval. Scott Perna seconded and the motion carried with a 3/1 poll of the board. Clark, Perna and Anderson voted to approve the motion with Black voting against.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the addition that the Public Works letter be a condition of approval and that additional conditions are not required.

F. Meadow Ridge Performance Based Cluster Plat (P-06-14)

The Chair opened the hearing to Staff Presentation.

Staff Planner Scott **Turnbull** presented his staff report by reading portions of it into the record and submitted **Exhibit A** into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Testimony.

Mark Plogg, GEO Datum and authorized agent, stated that the property is accessed through Montgomery Road and they are providing a new road through the property. As part of the SEPA process the neighbors have agreed to upgrade the roads to above code. **Plogg** stated a water study was done with 3 wells and the neighbors were satisfied with the outcome and submitted into the record Exhibit B1, B2, B3 and B4.

Black asked what neighboring property owners are participating in this project.

Wayne Nelson, stated the neighbors have formed a group called the Cle Elum Ridge Group. The applicant is working closely with this group to address concerns.

Staff Planner Scott **Turnbull** asked that the Planning Commission continue the hearing to the January 9, 2007 meeting to allow the board and public adequate time to review the additional information handed out tonight that was not submitted prior to tonight's hearing.

Black stated he will open the written comment period until 12:00pm, December 29, 2006, then continue the hearing with Planning Commission deliberation and motion on January 9, 2006. Public testimony will be heard tonight only.

The Chair opened the hearing to Public Testimony.

Melissa Bates, 120 Elk Haven Road, Cle Elum, stated her concerns about water and submitted into the record **Exhibit C**.

Paula Thompson, 551 Goodwin Road, Thorp, stated her concerns with the amount of development in the area.

Mark Kirkpatrick, 404 E 2nd Street, Cle Elum, stated he lives and works near the subject property and supports the proposed plat.

Dedra Lang, 560 Hawk Haven Road, Cle Elum, stated urban sprall is creating a negative impact on taxes.

Wayne Nelson, 301 W 1st St., Cle Elum, submitted into the record **Exhibit D**. Stated each road is going to access 12-13 lots which is below the 14 lot requirement.

The Planning Commission meeting was adjourned at 10:16 p.m., items left on the agenda will be continued to next meeting.

The next scheduled meeting is January 9, 2007 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk