

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, February 27, 2007 @ 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, Matt Anderson, Kim Green, Rick Daugherty, Grant Clark, Aaron Langevin.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Noah Goodrich, Scott Turnbull, Mary Rill, Dan Valoff and Mike Elkins, Public Works Planner Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 12 individuals representing applicants and public interest.

II. Correspondence

Staff Planner **Scott Turnbull** stated a decision needed to be made tonight regarding the Sierra Group Funding and Manna Funding Rezones.

Chairman **Black** stated the board is unanimous and the hearing will not be reopened and the projects will be sent forward to the Board of County Commissioners with a recommendation of denial.

III. Approval of Minutes

Daugherty stated on page 3 of the minutes under the Annis project applicant testimony should read septic system not well system.

Daugherty moved to approve the minutes as corrected. **Green** seconded and the motion carried with all in favor.

IV. Old Business

A. Sierra Group Holdings Rezone (Z-06-39)

The Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to accept the suggested Findings of Fact as written with an additional finding stating Taylor's letter was taken under consideration. **Grant Clark** seconded and the motion carried with all in favor.

B. Manna Funding Rezone (Z-06-46)

The Chair opened the hearing to Board approval of Findings of Fact.

Rick Daugherty moved to approve the suggested Findings of Fact as written. **Kim Green** seconded and the motion carried with all in favor.

C. Minor Rezone (Z-06-40)

The Chair opened the hearing to Board approval of Findings of Fact.

Rick Daugherty moved to approve the suggested Findings of Fact. **Kim Green** seconded and the motion carried with all in favor.

D. Storkson Preliminary Plat (P-06-44)

The Chair opened the hearing to Board approval of Findings of Fact.

Daugherty stated #9 in the Findings of Fact should state conditions are not necessary.

Rick Daugherty moved to approve the suggested Findings of Fact as corrected. **Grant Clark** seconded and the motion carried with all in favor.

E. Annis Plat (P-06-40)

The Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to approve the suggested Findings of Fact. **Rick Daugherty** seconded and the motion carried with all in favor.

F. Kenzie Corner Plat (P-06-39)

The Chair opened the hearing to Board approval of Findings of Fact.

Rick Daugherty moved to approve the suggested Findings of Fact. **Kim Green** seconded and the motion carried with all in favor.

G. Whitaker Rezone (Z-06-41)

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 asked if the surrounding parcels are zoned Agriculture-20.

Goodrich stated yes.

The Chair opened the hearing to Applicant Testimony.

Jeff Slothower, 201 W 7th Avenue, Ellensburg, WA, representing the applicant, stated he agrees with the staff report and presented a short presentation showing how this application meets the requirements of a rezone.

Daugherty asked about the comment in **Slothower's** letter stating the Whitaker's are not making money on the parcel now and that is the reason why they have applied for a rezone.

Slothower stated a rezone would allow the applicant use the property for other uses other than the 3 acre density and this is non project action.

The Chair opened the hearing to Public Testimony.

Shirley Dawson, 2611 Vantage Hwy, Ellensburg, WA, representing herself, stated she owns the property next to the subject property and is in opposition of this rezone. **Dawson** stated her concerns are septic, well, fire protection, power shortage, roads and sheriff patrolling and asked if the property is in open space.

Black stated the application states the parcel is in open space.

Jan Sharar, 390 Cattail Road, Ellensburg, WA, representing herself, stated approving this rezone would create an island in this area and read into the record a letter and submitted that letter into the record as **Exhibit A**.

Harry Whitaker, 3411 Look Road, Ellensburg, WA, applicant, stated he does not have any plans for this application and their intent is to preserve their options and have the parcels grandfathered into the current code.

Jeff Slothower, stated he does not know what the future holds for this property and the property will have to adhere to the SEPA MDNS requirements if future development occurs.

Daugherty stated the reality is that the property could be divided into 3 acre lots and sold.

Slothower stated multiple steps would have to be done to create 3 acre lots.

Jan Sharar clarified the challenge of the comp plan.

The Chair opened the hearing to Planning Commission Deliberation.

Green asked why the application was for 3 acre and not 5 acre, which would be more appropriate for the area.

Black stated the applicant decides how.

Daugherty stated he has a problem changing the zone to 3 acres because it would be creating an island.

Green asked if any parcels surrounding the property are zoned 3 acres.

Clark stated he agrees with **Daugherty** in that this would not be consistent with the neighborhood.

Rick Daugherty made a motion to pass the Whitaker Rezone (Z-06-41) forward to the Board of County Commissioners with a recommendation of denial. Grant Clark seconded and the motion carried with a 6/0 poll of the board.

Findings of fact will be brought to the March 13, 2007 meeting for approval.

V. New Business

A. Turf Trails Plat (P-06-30)

The Chair opened the hearing to Staff Presentation.

Clark stated he lives close to this property and that he would like to abstain from voting on this hearing.

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.

Daugherty asked why the additional 4 lots were not included in this application and who is responsible for monitoring the wells.

Turnbull stated the Group B requires satellite monitoring.

The Chair opened the hearing to Applicant Testimony.

Jeff Slothower, 201 W 7th Ave, Ellensburg, WA, representing the applicant, discussed the requirements of the well system, irrigation and the access issues.

Daugherty asked how the roads will be connected.

Slothower stated the road will connect to Mt. Daniels Drive and Quartz Mountain Drive in Grasslands.

Green asked who controls the water.

Slothower stated Department of Health and Department of Ecology; an application is required to be updated yearly and the population the water serves will trigger federal guidelines and regulations.

Green asked how water is controlled if a property owner is using more water than allowed.

Slothower stated the Department of Ecology would be the enforcement.

The Chair opened the hearing to Public Testimony. No public testimony.

The Chair opened the hearing to Planning Commission Deliberation.

Randy Carbary, Public Works Planner, stated road network is a concern and putting a Finding of Fact stating the road would connect to Grasslands would clear up the issue.

Kim Green made a motion to pass the Turf Trails Preliminary Plat (P-06-30) forward to the Board of County Commissioners with a recommendation of approval. Matt Anderson seconded and the motion carried with a 5/0/1 poll of the board with Grant Clark abstaining.

Findings of fact will be brought to the March 13, 2007 meeting for approval.

The Planning Commission meeting was adjourned at 7:58 p.m.

The next scheduled meeting is March 13, 2007 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk