

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, March 13, 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, 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 Planners Randy Carbary and Christina Wollman, Planning Commission Clerk Trudie Pettit and approximately 8 individuals representing applicants and public interest.

II. Correspondence – no correspondence

Black asked about the Development Code update schedule.

Staff Planner Scott **Turnbull** stated the hearings are scheduled for April 16, 17, 18 and 19th if needed.

Black stated he has a conflict on April 18th and will not be able to attend that night.

III. Approval of Minutes

Grant Clark moved to approve the February 27, 2007 minutes as written. **Matt Anderson** seconded and the motion carried with all in favor.

IV. Old Business

A. Whitaker Rezone (Z-06-41)

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

Grant Clark moved to accept the suggested Findings of Fact as written. **Matt Anderson** seconded and the motion carried with all in favor.

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

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

Staff planner Scott **Turnbull** stated he added a ninth Finding of Fact.

Kim Green moved to accept the suggested Findings of Fact as written. **Matt Anderson** seconded and the motion carried with all in favor.

V. New Business

A. Suncadia Master Planned Resort Preliminary Plat Phase 1 Division 9 (P-06-45)

The Chair opened the hearing to Staff Presentation.

Assistant Director Allison **Kimball** 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.

The Chair opened the hearing to Applicant Testimony.

Jeff Slothower, 201 W 7th Ave, Ellensburg, WA, representing the applicant, stated he agrees with the staff report and is prepared to answer any questions regarding the application.

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

The Chair opened the hearing to Planning Commission Deliberation.

Kim Green moved to pass the Suncadia Master Planned Resort Preliminary Plat Phase 1 Division 9 (P-06-45) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 5/0 poll of the board.

Findings of fact will be brought to the March 27, 2007 meeting for approval.

B. Lewis, Oliva, Davidson Rezone (Z-06-58)

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 and submitted into the record letters from Washington State Department of Transportation and Southfork Land Development Company as **Exhibits A and B**.

Black asked if there is an access road to the property.

Goodrich stated Filbert Road will be the access road.

The Chair opened the hearing to Applicant Testimony.

Blake Oliva, 7527 206th PL NE, Redmond, WA, applicant, stated they are planning to build their own homes on the property and possibly develop in the future.

Green asked about the ownership of the access road.

Oliva stated they own that part of the road.

Green asked how power is going to be brought to the property.

Oliva stated there is power across the canal that can be brought across and then split to properties.

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

The Chair opened the hearing to Planning Commission Deliberation.

Green asked about the amount of traffic possible with further development.

Goodrich stated upon development applications SEPA review would be required.

Black asked about the acreage of the surrounding properties.

Goodrich stated 20 acres.

Green asked if there are power lines going to the surrounding properties.

Oliva stated no, only across the canal.

Anderson asked the applicant what was the changed circumstance.

Olivia stated they are planning to build their main homes and then possibly platting the additional property in the future.

The board went through the 7 criteria for a rezone.

Black stated he has problems with the well issue and is concerned with the septic seeping into the KRD canal.

Clark stated septic and water issues would be addressed at the plat stage.

Grant Clark made a motion to pass the Lewis, Oliva, Davidson Rezone (Z-06-58) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 3/1/1 poll of the board with David Black voting against and Matt Anderson abstaining.

Findings of fact will be brought to the March 27, 2007 meeting for approval.

Green stated she would like additional review on future development.

Goodrich stated any future development would be subject to SEPA review.

The Planning Commission meeting was adjourned at 7:30 p.m.

The next scheduled meeting is March 27, 2007 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk