

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, March 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, Rick Daugherty, Grant Clark, Aaron Langevin.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Noah Goodrich, Scott Turnbull, Mary Rill, Dan Valoff and Joanna Valencia, Public Works Planners Randy Carbary and Christina Wollman, Planning Commission Clerk Trudie Pettit and approximately 8 individuals representing applicants and public interest.

Black asked about the dates for the Development Code Updates scheduled for April.

Staff Planner Joanna **Valencia** stated the Home Arts building at the Fairgrounds has been reserved for April 16, 17, 18 and 19.

Black stated he will not be able to make the 18th and would like to cancel the hearing that night.

Valencia stated the dates have already gone out to publication but the Planning Commission can continue the hearings as long as it is date and time certain.

II. Correspondence

Staff Planner Joanna **Valencia** stated the authorized agent for the Teanaway Ridge LLC and Sinclair Rezone (Z-06-56) has requested the project be moved to the April 24, 2007 meeting.

David Black moved to continue the Teanaway Ridge LLC and Sinclair Rezone (Z-06-56) to the April 24, 2007 Planning Commission meeting. **Rick Daugherty** seconded and the motion carried with all in favor.

III. Approval of Minutes

Grant Clark moved to accept the August 21, 22, 23, 2006 minutes as written. **David Black** seconded and the motion carried with all in favor.

Langevin stated #3 should be the February 27, 2007 minutes not March 13, 2007.

David Black moved to accept the March 13, 2007 minutes as corrected. **Grant Clark** seconded and the motion carried with a 4/0/1 vote with **Rick Daugherty** abstaining.

IV. Old Business

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

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

Daugherty stated #5 the motion to vote should say conditions are not necessary.

Matt Anderson moved to accept the Findings of Fact as corrected. Grant Clark seconded and the motion carried with a 4/0/1 vote with Rick Daugherty abstaining.

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

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

Black stated he would like his comments in the Findings as a Minority report.

Grant Clark moved to accept the Findings of Fact as corrected. Matt Anderson seconded and the motion carried with a 4/0/1 vote with Rick Daugherty abstaining.

V. New Business

A. Western Investment LLC Preliminary Plat (P-06-47)

The Chair opened the hearing to Staff Presentation.

Staff Planner Dan **Valoff** 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 a letter from Brenda Larsen, Kittitas County Fire Marshal into the record as **Exhibit A**.

Black asked about the lot size statement.

Valoff stated this is a general statement about the lot sizes.

Daugherty asked about the access road.

The Chair opened the hearing to Applicant Testimony.

Chad Allen, Encompass Engineering, 108 E 2nd Street, Cle Elum, representing the applicant, presented a presentation showing the property location, zoning and the access road.

Daugherty asked about the access road and the private road certification.

Allen stated there is a recorded easement on the parcel to the south.

Black asked about well logs and the surrounding properties.

Allen stated he doesn't have well logs for this property but the properties around that area average about 400 feet and about 8 gallons a minute.

Black asked Public Works Traffic Planner Randy **Carbary** about the access road to the subject property.

Public Works Traffic Planner Randy **Carbary** stated there is a recorded easement to the property and he is not aware of any restrictions on the amount of access roads.

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

The Chair opened the hearing to Planning Commission Deliberation.

Clark stated nothing jumps out as a problem.

Rick Daugherty moved to pass the Western Investment LLC Preliminary Plat (P-06-47) 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 back to the April 24, 2007 meeting for approval.

B. Kolton Preliminary Plat (P-06-48)

The Chair opened the hearing to Staff Presentation.

Staff Planner, Dan **Valoff** 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 a letter from the City of Ellensburg as **Exhibit A**.

The Chair opened the hearing to Applicant Testimony.

Jim Denison, 201 W 7th Ave, Ellensburg, representing the applicant, stated staff has done a good job and the only additional comment is that the wells put off 60 plus gallons a minute.

Daugherty asked if they had individual wells or group well.

Dennison stated it is a group well.

Chris Cruse, Cruse and Associates, PO Box 959, Ellensburg, WA, representing the applicant, submitted well logs into the record as **Exhibit B**.

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

The Chair opened the hearing to Planning Commission Deliberation.

David Black moved to pass the Kolton Preliminary Plat (P-06-48) forward to the Board of County Commissioners with a recommendation of approval. Matt Anderson seconded and the motion carried with a 5/0 poll of the board.

Finding of Fact will be brought back to the April 24, 2007 meeting for approval.

C. Gaub Plat (P-06-46)

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 and submitted a map into the record as **Exhibit A**.

Daugherty asked about the water drainage.

Turnbull stated the drainages are seasonal.

The Chair opened the hearing to Applicant Testimony.

Chad Allen, Encompass Engineering, 108 E 2nd Street, Cle Elum, representing the applicant, presented a presentation describing the subject property and the project.

Black asked if there was any well information.

Allen stated the average rate was 6-7 gallons a minute.

Black asked how deep.

Allen stated 150-400 feet, and the deepest was about 600 feet.

Clark asked about the access to the subject property.

Allen stated the access road is already built.

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

The Chair opened the hearing to Planning Commission Deliberation.

Clark stated this project is consistent with the surrounding area and all the issues have been addressed.

Anderson asked about the layout of the septic.

Clark stated that would be addressed by the health department when they apply for a septic permit.

Grant Clark moved to pass the Gaub Plat (P-06-46) forward to the Board of County Commissioners with a recommendation of approval. Matt Anderson seconded and the motion carried with a 5/0 poll of the board.

Turnbull asked to add that there was no adverse public testimony as a ninth Findings of Fact.

Findings of Fact will be brought back to the April 24, 2007 meeting for approval.

D. Dantzler Rezone II (Z-06-51)

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.

Black asked how the property is accessed.

Turnbull stated the access would have to come down from the north.

The Chair opened the hearing to Applicant Testimony.

Jeff Dantzler, applicant, stated there is a recorded easement and stated there is a demand for 3 acre parcels in the area and submitted a letter from Ingram Realty into the record as **Exhibit A**.

Black asked about the easement to the subject property.

Dantzler stated the easement is 40 feet, which is the road standard.

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

The Chair opened the hearing to Planning Commission Deliberation.

Daugherty stated the road issue has been dealt with.

The board went through the 7 criteria for a rezone.

Rick Daugherty moved to pass the Dantzler Rezone II (Z-06-51) forward to the Board of County Commissioners with a recommendation of approval. Aaron Langevin seconded and the motion carried with a 5/0 poll of the board.

Black asked to have a 10th finding of fact added stating there was no adverse testimony.

Findings of Fact will be brought back to the April 24, 2007 meeting for approval.

E. Miller/Sferra Rezone (Z-06-28)

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.

The Chair opened the hearing to Applicant Testimony.

Steve Lathrop, representing the applicant, stated the property has been fully acquired by Suncadia and is no longer owned by the Millers. **Lathrop** gave a brief history of Suncadia and stated the project does meet the 7 criteria for a rezone and is suitable for development, and the property has no irrigation water rights.

Daugherty asked about the roads that will be used by Suncadia.

Lathrop explained and showed the roads that will be used by Suncadia.

Black asked how many open space acres Suncadia picked up.

Lathrop stated about 100 acres.

Black asked if Nelson Dairy Road is going to be vacated.

Lathrop stated Nelson Dairy Road is not going to be vacated and will remain open to the public.

Daugherty asked if the roads going across the property can be accessed.

Lathrop stated the roads are public but the MPR does not use them.

The Chair opened the hearing to Public Testimony.

James Boyle, representing the concerned citizens of Upper Kittitas County, stated he has no objection to this project because he has been assured the Nelson Dairy Road will remain open to the public.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated his major concern was the roads in the event of an emergency.

Daugherty asked if all the coal mines are below 150.

Lathrop stated that information is in the environmental documentation.

The board went through the 7 criteria for a rezone.

Rick Daugherty moved to pass the Miller/Sferra Rezone (Z-06-28) 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 back to the April 24, 2007 meeting for approval.

F. Sukert Rezone (Z-06-29)

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.

The Chair opened the hearing to Applicant Testimony.

David Taylor, 1661 Beane Road, Moxee, WA, representing the applicant, stated the project does meet the 7 criteria for a rezone and explained how the application meets the criteria.

Daugherty asked if this application is to expand the storage units.

Taylor stated yes, and they are aware of the 4000 square foot limitation.

The Chair opened the hearing to Public Testimony.

Ken Fowels, 211 W Nevada Ave, Roslyn, WA, representing the City of Roslyn Planning Commission, stated the City has received many comments from the public against this project and the city is trying to preserve and enhance the commercial central district. **Fowels** stated he would like the Planning Commission to consider the impacts this project would have on the community.

Jeff Stubbs, 315 W 2nd Cle Elum, WA, representing himself, stated he is in support of this project.

Taylor stated just for clarification the Sukert's other property is served by the City of Roslyn's water.

The Chair opened the hearing to Planning Commission Deliberation.

Daugherty stated he believes this rezone fits with the surrounding area.

Clark stated the restrictions on the project will limit the possibilities for the property.

The board went through the 7 criteria for a rezone.

Rick Daugherty moved to pass the Sukert Rezone (Z-06-29) 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 back to the April 24, 2007 meeting for approval.

The Planning Commission meeting was adjourned at 8:32 p.m.

The next regularly scheduled meeting is April 24, at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk