

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, April 24, 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, Rick Daugherty, Grant Clark, Kim Green, Larry Fuller, Aaron Langevin.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Noah Goodrich, Scott Turnbull, Dan Valoff and Joanna Valencia, Public Works Planners Randy Carbary and Christina Wollman, Planning Commission Clerk Trudie Pettit and approximately 22 individuals representing applicants and public interest.

Black stated we have some housekeeping issues.

Goodrich stated the authorized agent for the Freeman Homes Rezone would like the hearing to be continued to the June 26, 2007 meeting.

Black stated the Freeman Homes Rezone is continued to the June 26, 2007 meeting.

Black stated May 1-3, 2007 will be at the Home Arts Building, Kittitas County Fairgrounds starting at 6 p.m.

Valencia stated the Development code hearings will be held May 1-3, 2007 at the fairgrounds starting at 6 p.m.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Grant Clark moved to accept the **March 27, 2007 minutes as written. Rick Daugherty** seconded and the motion carried with all in favor.

IV. Old Business

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

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

Daugherty asked about the 7th condition.

Black stated that was a condition was placed on this project at the time of the preliminary plat.

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

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

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

Rick Daugherty moved to accept the Findings of Fact as written. Grant Clark seconded and the motion carried with all in favor.

C. Gaub Plat (P-06-46)

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

Grant Clark moved to accept the Findings of Fact as written. Rick Daugherty seconded and the motion carried with all in favor.

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

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

Clark stated paragraph 8 should read “March 27”, not “March 23”.

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

E. Miller/Sferra Rezone (Z-06-29)

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

Rick Daugherty moved to accept the Findings of Fact as written. Grant Clark seconded and the motion carried with all in favor.

F. Sukert Rezone (Z-06-29)

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

Grant Clark moved to accept the Findings of Fact as written. Rick Daugherty seconded and the motion carried with all in favor.

G. Teanaway Ridge and Sinclair Rezone (Z-06-57)

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.

Fuller asked if part of the property is in the flood zone.

Valencia stated yes they are partially in the 100 year flood plain.

Fuller asked if they could build in the flood plain.

Valencia stated yes, they have certain requirements in order to build.

The Chair opened the hearing to Applicant Testimony.

Chad Bala, Terra Design Group, PO Box 686, Cle Elum, WA, representing the applicant, stated Lindsay Ozbolt will be giving a presentation on the project and that this is a non-project rezone to Ag-3.

Lindsay Ozbolt, Terra Design Group, PO Box 686, Cle Elum, WA, representing the applicant, gave an overview of the project and went through the 7 criteria for a rezone and gave reasons why the project is compatible with the 7 criteria.

Daugherty questioned the uses allowed under the Agriculture-3 designation.

Bala stated they are talking about more intensive hay processing and container storage in Commercial Ag.

Daugherty asked how this can be a non project action if the application states they have a plan for 43 units.

Bala stated this presentation showed how the growth within Ellensburg seems to be directed towards the subject property.

Clark asked about the surrounding properties that have gone from Commercial Ag to Rural and asked if they have access off of Reecer Creek road.

Bala stated there is an access off of Reecer Creek Road that is a 60 foot easement and there are two properties that went through the Comprehensive Plan process.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, WA, representing herself, stated this property has gone through the Comprehensive plan process but that has been appealed and this property is too large to consider urban and too small to consider rural.

Jan Sharar, 390 Cattail Road, Ellensburg, WA, speaking on behalf of the Kittitas County Conservation Coalition, read into the record comments regarding this project and submitted those comments into the record as **Exhibit A**.

Black asked if the course of action was from the hearings board or the Kittitas County Conservation Coalition.

Sharar stated they are suggestions from the Kittitas Count Conservation Coalition.

Daugherty stated he found where the number of units was listed in the application and it was generated by staff.

Black stated this puts the planning commission in a dilemma.

Jeff Slothower, 201 W 7th Ave, Ellensburg, WA, representing the applicant, stated if you follow the law the Comprehensive Plan is valid until proven invalid by the hearings growth board and every application filed that relies on those is vested.

Green asked about the ordinance and invalidation.

Slothower stated we don't have the power to invalidate.

The Chair opened the hearing to Planning Commission Deliberation.

Black stated it is really unclear what to do, **Slothower** says one way and **Sharar** says another and would like to recommend remand back to CDS.

Daugherty stated this is increasing sprawl not decreasing and puts more properties and houses into the agriculture areas.

Black stated they have 3 options, approval, denial and no recommendation and he recommends passing it forward with recommendation of remand.

Daugherty stated the rules could be changed next week and then more issues will be brought up.

Clark stated he disagrees with the increasing sprawl because this would be putting locating housing closer to the urban growth area.

Daugherty stated we should be making a line and all growth stay within that line.

Clark asked if he meant no growth can be outside the urban growth area.

Daugherty stated he just thinks that needs to be looked at.

Black stated remanding would simply be making a recommendation.

Valencia stated they could continue this projects deliberation for 2 weeks so that staff can provide the information the board needs to make a decision.

Black would like to continue the hearing to the next meeting and reopen the public testimony until April 27 at noon for additional comments.

Clark asked if legal council can be available for the next meeting.

Valencia stated legal council would be available for questions.

Green asked Carbery about the Faust Road hook.

Carbery stated a road project a few years ago took the hook out of Faust Road.

Kim Green moved to continue the Teanaway Ridge and Sinclair Rezone (Z-06-57) to the May 8, 2007 meeting. Rick Daugherty seconded and the motion carried with a 6/0 poll of the board.

V. New Business

A. Duncan Rezone (Z-06-55)

Black stated this project has the same issues as the previous project and asked if any member of the public or applicant would not be able to attend May 8, 2007 meeting.

Staff planner **Noah Goodrich** submitted a revised staff report into the record as Exhibit A and stated the board has the choice to either move forward with the hearing or continue the project to May 8, 2007.

Rick Cole, 660 Southwest Drive, Ellensburg, WA, representing the applicant, stated the county needs to have legal counsel at every meeting.

Black stated he agrees with having legal counsel here at the meetings.

Rick Daugherty moved to continue the Duncan Rezone (Z-06-55) to the May 8, 2007 meeting. Larry Fuller seconded and the motion carried with a 6/0 poll of the board.

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

The next scheduled meeting is May 1-3, 2007 at 6:30 p.m. at the Fairgrounds in the Home Arts building.

Trudie Pettit, Planning Commission Clerk