

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, May 8, 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, Aaron Langevin, Grant Clark, Kim Green, Larry Fuller, Matt Anderson.

Also present: CDS Director Darryl Piercy, Staff Planners Scott Turnbull, Joanna Valencia, Noah Goodrich, Public Works Planner Christina Wollman, Deputy Prosecutor Neil Caulkins, Planning Commission Clerk Trudie Pettit and approximately 10 individuals representing applicants and public interest.

II. Correspondence

Valencia stated CDS has transmitted all comments received for the Development Code Update into the record as **Exhibit A**.

Goodrich asked to have the Duncan Rezone continued to a later meeting date.

Black stated the next meeting we are going to have decision and discussion for the Development Code Update and suggested moving the hearing to June 12, 2007.

III. Approval of Minutes

Grant Clark moved to approve the **April 24, 2007 minutes as written. Kim Green** seconded and the motion carried with all in favor.

IV. Old Business.

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

The Chair opened the hearing to **Planning Commission** deliberation.

Black stated this is a closed record continued hearing from the April 24, 2007 meeting.

Valencia stated comments received up to April 27, 2007 at noon have been transmitted to the Planning Commission members along with a legal memo from Deputy Prosecutor Neil Caulkins.

Black asked Caulkins if he had any further comments to add.

Caulkins stated he has no further comments and is here for questions.

Clark stated his concerns with the two access roads.

Fuller stated his concerns with access if it was split into 3 acre parcels because of the flood zones.

Black suggested the board go through the 7 criteria for a rezone and stated he believes the first requirement is true.

Green stated she believes the second criteria have not been met because the 30 foot easement off of Reecer Creek Road needs to be addressed.

Fuller stated he believes the third criteria is not true because splitting this will gain money for the county and other property owners would not like that.

Clark stated he feels this does meet the fourth requirement.

Black stated he believes the fifth requirement is true.

Fuller stated he does not feel the sixth criteria are met because the increased value would not make the neighbors happy.

Clark stated he agrees that it does meet the seventh criteria.

Green asked about part of the property that has been annexed into the city.

Piercy stated the annexation has not been finalized and the city would identify the specific zoning in the city boundaries

Larry Fuller moved to pass the Teanaway Ridge and Sinclair Rezone (Z-06-57) forward to the Board of County Commissioners with a recommendation of denial. Grant Clark seconded and the motion carried with a 5/0/1 poll of the board with Matt Anderson abstaining.

Findings of Fact will be brought back to the May 22, 2007 meeting for approval.

V. New Business

A. Waldwoods Performance Based Cluster Plat (P-07-07)

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 about the location of the community well.

Goodrich stated they have not identified the location of the well at this time.

Black asked if the well can be moved into the open space.

Goodrich stated yes.

Fuller asked if the well can be placed in the BPA easement.

Goodrich stated it can't be placed in the easement because of regulation purposes.

Fuller asked if the well is for more than 25 people.

Goodrich stated the application would have to be approved by the Washington State Department of Health.

Green asked about the easement.

Goodrich stated they have a recommendation for a secondary access and Public Works should be able to answer that question.

Wollman stated Sapphire Skies is in the process of building their second access.

Clark asked if this would be a requirement of the final plat.

Valencia stated they would have to go through the appropriate Plat alteration processes.

Langevin asked if there is any information about the well currently on the property.

Chair opened the hearing to Applicant Presentation.

Mark Kirkpatrick, Encompass Engineering and Surveying, presented a PowerPoint presentation and submitted into the record **Exhibit A, B, C.**

Black asked if 3350 has been completed.

Kirkpatrick stated only a few minor changes need to be completed at the intersection.

Fuller asked if all roads have 60 foot easements.

Kirkpatrick stated yes and the interior roads are 40 foot easements.

Green asked about private access off of Rocky Mountain Road.

Kirkpatrick stated there is no access off of Rocky Mountain Road.

Fuller asked about the open space because of the BPA easement.

Kirkpatrick stated there are no houses going to be built in the easement but some storage units or something that does not have public access might be built as long as the BPA has access.

Fuller asked if septic tests are still going on because of the clay soil.

Kirkpatrick stated there have been no concerns.

Black asked for clarification on the point system.

Piercy stated there has been some confusion and would suggest sending this back to staff because we are allowing for bonus density within a development that is in the BPA easement and this does not fit into the open space and we do need to go back to the applicant and ask questions.

Black stated you are giving points for trails.

Piercy stated it is clear when giving bonus density to qualify additional lots and we don't have approval from the BPA and will they be able to shut those lots down.

Anderson asked about the BPA easement and those bonus points.

Piercy stated government regulation cannot qualify for bonus points.

Green asked why the applicant didn't leave it at 7 lots.

Kirkpatrick stated three to four of the lots would have to include the BPA easement area.

Piercy stated clusters subdivisions can occur without bonus density.

Chair opened the hearing to Public Testimony.

Jan Sharar, 390 Cattail Road, Ellensburg, WA, stated she would like to focus on water, any more than nine hookups would be sent to the Department of Health for approval and 172 gallons a day per household is quite marginal and suggested looking into the requirements.

Roger Olsen, 2130 Nelson Siding Road, Cle Elum, WA, stated his concerns with the Performance Based Cluster Plats in Kittitas County.

Mark Kirkpatrick, Encompass Engineering, representing the applicant, stated CDS and the applicant has had plenty of time to discuss issues and this is the first time the BPA issue has arisen. Also stated it is obvious the commissioners don't want the cluster platting to go away and would like this to continue on to the commissioners and would like this testimony sent to the commissioners so they know the difficulty encompass is having.

Black stated we have asked many times for the final well logs

Larry Fuller moved to remand the Waldwoods Performance Based Cluster Plat (P-07-07) back to staff. David Black seconded and the motion carried with a 5/1 poll of the board with Matt Anderson voting against.

The Planning Commission meeting was adjourned at 7:45 p.m.

The next scheduled meeting is May 21 and 22, 2007 at 6:00 p.m. at the Commissioner's Auditorium for Deliberation and Decision on the Development Code Update.

Trudie Pettit, Planning Commission Clerk