

**KITTITAS COUNTY PLANNING COMMISSION MEETING  
Tuesday, June 12, 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, Rick Daugherty.

Also present: Staff Planners Scott Turnbull, Dan Valoff and Mackenzie Moynihan, Public Works Planners Christina Wollman and Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 15 individuals representing applicants and public interest.

**II. Correspondence** – Clerk reported no correspondence.

**III. Approval of Minutes**

**Rick Daugherty** moved to approve the **May 8, 21, 22 and 31, 2007 minutes as written. Grant Clark** seconded and the motion carried with all in favor.

**IV. Old Business.**

Staff Planner, **Scott Turnbull** stated there has been a request from the applicant to continue the McMechan Rezone to the June 26, 2007 meeting.

**A. Duncan Rezone (Z-06-55)**

**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 an additional comment received today into the record as **Exhibit A**.

**Black** questioned the zoning surrounding the subject property.

**Valoff** clarified the surrounding zoning.

**Anderson** asked about comment received as Exhibit #18 in the packet.

**Valoff** stated this is a comment in the record for the Planning Commission to take into consideration.

**The Chair opened the hearing to Applicant presentation.**

**Rick Cole**, 1206 N Dollarway, Ellensburg, WA, representing the applicant, presented reasons why the application meets all the criteria for a rezone and submitted into the record **Exhibits B, C, D and E**.

**Craig Duncan**, 6320 Cove Road, Ellensburg, WA, applicant, stated they have 6 acres of irrigation water and they are the end users on that branch of the ditch and they currently live on the property.

**The Chair opened the hearing to Public testimony.**

**Ted Sonstegaard**, 6630 Cove Road, Ellensburg, WA, stated he is in support of this application and he tried running cattle on the property but the land is too dry and rocky and can't be farmed.

**Paul White**, 6390 Cove Road, Ellensburg, WA, lives adjacent to the subject property and stated his objections to the application.

**Barb Masberg**, Ellensburg, WA, lives next to the subject property, stated her concerns and objections to the application.

**Daugherty** asked if the culvert was put in when the driveway was built.

**Masberg** stated yes.

**Dean Allen**, 6371 Cove Road, Ellensburg, WA, stated his concerns with the aquifer.

**Holly English**, 6251 Cove Road, Ellensburg, WA, stated her concerns with this application.

**Barbara Bonow**, 810 E Capitol Ave, Ellensburg, WA, stated they sold the property to the applicants and stated her concerns and objections with the application.

**Rick Cole**, rebutted the concerns and objections addressed by the public and submitted into the record **Exhibit F**.

**Anderson** asked where the information is stating there is a shortage of 3 acre property.

**Cole** stated that testimony was not supported as much as it could have, but the subject property does meet the criteria for a rezone.

**Anderson** asked about the letter from the USGS.

**Cole** stated you have testimony from a farmer that tried to farm who disputes the soil conservation view.

**Anderson** asked about the benefit to public health, safety and welfare.

**Cole** stated if the project is approved and the land is put into parcels there will be an immediate benefit to the county in the taxes.

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

**Black** suggested the board go through the 7 criteria for a rezone.

**Clark** stated this is a more appropriate place for houses than the more prime farm ground.

**Daugherty** stated we have no way to see the water available in this part of the application.

**Anderson** asked if the irrigation can be expanded.

**Valoff** stated no.

**Anderson** stated he does not believe the rezone is appropriate.

**Clark** stated we had testimony from a farmer stating it is not farmable.

**Anderson** stated farming aside there are other uses for Ag-20 land.

**Daugherty** stated he would rather see houses built on rocks than dirt.

**Anderson** stated this is not the spot to build houses and stated just because we can doesn't mean we have to.

**Fuller** stated he agrees with **Anderson**.

**Daugherty** stated there are portions of this property that are good but not very much.

**Clark** stated there is testimony stating the bulk of this land is not farmable.

**Fuller** stated it looks like about half of the land you can do something with and the other half is not farmable.

**Clark** stated you only have six acre feet of water.

**Black** stated his concern is the benefit to public health and welfare and this will change the logical area for the hard line boundary.

**Clark** stated for the purpose of this request he has a hard time using the hard line boundary because the recommendation has been made but there is nothing in the code at this moment.

**Rick Daugherty** moved to pass the **Duncan Rezone (Z-06-55)** forward to the **Board of County Commissioners** with a recommendation of approval. **Grant Clark** seconded and the motion failed with a 3/4 poll of the board with **David Black, Matt Anderson, Kim Green** and **Larry Fuller** voting against.

**Matt Anderson** moved to pass the **Duncan Rezone (Z-06-55)** forward to the **Board of County Commissioners** with a recommendation of denial. **Kim Green** seconded and the motion carried with a 5/2 poll of the board with **Grant Clark** and **Rick Daugherty** voting against.

**Black** asked to have a Minority report included in the Findings of Fact stating all 7 criteria were met.

Findings of Fact will be brought back to the June 26, 2007 meeting for approval.

## **B. Tacoma Motorcycle Club Rezone (Z-07-01)**

**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.

**Green** asked for clarification on the bridge.

**Turnbull** stated the 75,000 pounds is correct.

**Fuller** asked if the bridge meets the road requirements.

**Turnbull** stated yes and any further development will have to go through SEPA.

**The Chair** opened the hearing to **Applicant presentation**.

**Bob Lindsey**, Puyallup, WA, representing the applicant, stated he has been a member since 1950 and with the development of the properties around they would like to rezone the property and they have no plans of developing the property.

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

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

**Black** stated all the properties around the subject property have been rezoned and this would fit in with them.

The board went through the 7 criteria for a rezone and agreed the application meets all 7 criteria.

**Rick Daugherty moved to pass the Tacoma Motorcycle Club Rezone (Z-07-01) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 7/0 poll of the board.**

Findings of Fact will be brought back to the June 26, 2007 meeting for approval.

**V. New Business**

**A. C. Sherwood Gilbert 6-lot Plat (P-07-08)**

**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.

**Daugherty** asked if the next application is next to the subject property.

**Valoff** stated yes and because the applications are contiguous staff required SEPA review.

**Clark** asked if the entire 12 lots will only be able to withdraw 5,000 gallons a day.

**Valoff** stated this comment comes from the DOE with the attorney generals opinions and the wells may be metered by the DOE.

**Clark** asked about the MDNS.

**Valoff** stated we reviewed them together.

**Daugherty** asked about the Class B well system.

**Valoff** stated each lot will have their own well.

**Fuller** stated this seems to be what caused the whole exempt well problem with the County.

**Black** stated they can have 12 wells but the maximum withdrawal will be 5000 gallons per day on all the wells until the property is sold to different individuals.

**The Chair opened the hearing to Applicant presentation.**

**Noah Goodrich**, 108 E 2<sup>nd</sup> Street, Cle Elum, WA, representing Encompass Engineering and Surveying and the applicant, presented a power point presentation and stated the testimony will be identical for the next application.

**Black** stated the testimony taken for this application will also be used for the next application.

**Clark** asked about the ordinance approved in September 2005.

**Valoff** clarified the ordinance.

**Dave Nelson**, 108 E 2<sup>nd</sup> Street, Cle Elum, WA, representing Encompass Engineering and the applicant, addressed the subdivision code ordinance question and clarified the water issues.

**Green** asked about the access.

**Nelson** stated both accesses come off of Gilbert Road.

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

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

**Black** stated he is concerned with the land being zoned Commercial Agriculture.

**Daugherty** stated the area is currently being farmed.

**Clark** stated this would be considered better farm ground than the previous application.

**Daugherty** stated this meets all the criteria but if we are preserving farmland then we should deny the application.

**Anderson** stated the difference is that they are not changing zones.

**Green** stated this property has water and is still farmable.

**Fuller** stated his concerns with chopping agriculture land into pieces but they do meet all the requirements.

**Green** stated with each lot having 11 acres then they have the option to farm.

**Rick Daugherty moved to pass C. Sherwood Gilbert 6-lot Plat (P-07-08) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 6/1 poll of the board with David Black voting against.**

Findings of Fact will be brought back to the June 26, 2007 meeting for approval.

**B. C. Sherwood Brick Mill 6-lot Plat (P-07-10)**

**Anderson** verified these are identical projects.

**Black** stated yes.

**Rick Daugherty moved to pass C. Sherwood Brick Mill 6-lot Plat (P-07-10) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 6/1 poll of the board with David Black voting against.**

Findings of Fact will be brought back to the June 26, 2007 meeting for approval.

The Planning Commission meeting was adjourned at 9:15 p.m.

The next regularly scheduled meeting is June 26, 2007 at 6:30 p.m. at the Commissioner's Auditorium.