

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, June 26, 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, Grant Clark, Kim Green, Larry Fuller, Matt Anderson, Rick Daugherty.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff and Mike Elkins, Public Works Planners Christina Wollman and Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 20 individuals representing applicants and public interest.

Staff Planner, **Scott Turnbull** stated staff presentations will be recorded to help evaluate presentations and the applicant for Thunder Ridge has asked to continue the hearing to sometime in the future and the Midvale Rock Products was tentatively scheduled for tonight but staff has asked for more information and will be re-noticed once the application is ready.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Grant Clark moved to approve the June 12, 2007 minutes as written. **Rick Daugherty** seconded and the motion carried with all in favor.

IV. Old Business.

A. Duncan Rezone (Z-06-55)

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

Black asked if the minority report was okay for the members voting against.

Members agreed the minority report was okay.

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

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

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

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

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

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

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.

E. McMechan Rezone (Z-06-50)

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 for clarification of the zoning surrounding the surrounding properties.

The Chair opened the hearing to Applicant presentation.

Clay McMechan, 7391 # 6 Road, Ellensburg, WA, applicant, stated the purpose of this application is to be able to divide the property up so each kid and grandkid can have a 3 acre parcel and those are the wishes of the family.

Daugherty asked where he lives.

McMechan stated he does not live on the property currently but that is where his grandparents lived.

Tim McGuire, 404 S Pine Street, Ellensburg, WA, applicant, stated this is his grandparents property and this property is where he grew up and stated they have no intentions of developing the property.

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

The Chair opened the hearing to Planning Commission deliberation.

Green stated she hopes the family keeps on farming the property.

Daugherty expressed his concerns with the property being developed in the future.

Clark stated this is an example for a one time split.

Black stated he is not sure what the Commissioners are going to do with the hard-line versus percentage for 3 acre zoning.

Daugherty stated this is prime farmland and why did we deny the Duncan Rezone that is not prime farmland and then we want to approve this project.

Clark stated the Commissioners have not decided on the 3 acre zoning and they may let it go.

The members went through the 7 criteria for a rezone.

Larry Fuller moved to pass the McMechan Rezone (Z-06-50) forward to the Board of County Commissioners with a recommendation of denial. Rick Daugherty seconded and the motion carried with a 5/1 poll of the board with Kim Green voting against.

Findings of Fact will be brought back to the July 10, 2007 meeting for approval.

F. Freeman Homes Rezone (Z-06-52)

The Chair opened the hearing to Staff presentation.

Staff Planner, **Mike Elkins** 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 if the land is compatible with the land use designation.

Elkins stated the existing underlying zone is rural.

Turnbull stated it is okay.

The Chair opened the hearing to Applicant presentation.

John Ufkes, 200 E Third Ave, Ellensburg, WA, representing the applicant, presented reasons why the application meets the 7 criteria for a rezone and submitted into the record **Exhibit A**.

Terry Freeman, 4860 Ellensburg Ranches Road, Ellensburg, WA, applicant, thanked the Planning Commission for continuing the application due to the passing of his father and stated he lives on the property and would like to provide property for affordable housing.

Black asked about the short plat done and if there is a home how much does the well pump.

Terry Freeman stated there is a home on the property and the well pumps 10 gallons a minute.

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

The Chair opened the hearing to Planning Commission deliberation.

Black stated all of the land surrounding the subject property is 10 acres until you cross Highway 97 and this would be splitting up zoning.

Daugherty stated he is more agreeable with the 5 acre zone than the 3 acre zone originally sought.

Green stated this property is all sagebrush and rocks and would provide more affordable housing.

Fuller stated his concerns with water.

Daugherty stated water issues will be dealt with at the time of development and if you are going to worry about water you will have to deny everything.

Anderson stated he is yet to see dollar amounts to support the idea of the County getting more money.

The Board went through the 7 criteria for a rezone.

Rick Daugherty moved to pass the Freeman Homes Rezone (Z-06-52) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion failed with a 3/3 poll of the board with David Black, Matt Anderson and Larry Fuller voting against.

Rick Daugherty moved to pass the Freeman Homes Rezone (Z-06-52) forward to the Board of County Commissioners with no recommendation. Kim Green seconded and the motion passed with a 4/2 poll of the board with Grant Clark and Matt Anderson voting against.

Findings of Fact will be brought back to the July 10, 2007 meeting for approval.

V. New Business

A. Roza View Drive Rezone (Z-07-06)

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.

The Chair opened the hearing to Applicant presentation.

Jim Denison, 201 West 7th Avenue, Ellensburg, WA, representing the applicant, gave a brief description of the application and explained why the application meets the 7 criteria for a rezone and submitted into the record **Exhibit A**.

Black stated due to the amount of information submitted today we will continue the deliberation and decision for 2 weeks.

Phil Mahre, 70 Roza View Drive, Yakima, WA, applicant, stated he has the 50 acre parcel that has a man made lake on it and would like to have the zoning change so in the future he could subdivide and sell to family.

Green asked if the properties will be bought and used for vacation or summer homes.

Mahre stated they would be permanent residences.

George Verherl, PO Box 1192 Kittitas, WA, applicant, stated the land is dry and rocky and the land is not irrigated and they are planning on putting in community wells when they subdivide.

Black asked if they had a landowner association.

Verherl stated no.

Fuller asked about the road access to all the parcels.

Otto Seiver, 470 Roza View Drive, Yakima, WA, applicant, stated the people interested in buying his property will be building vacation homes.

Danny Burrill, 1200 Roza View Drive, Yakima, WA, applicant, stated his well is 200 feet deep but pumps 54 gallons a minute.

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

Larry Fuller moved to continue the Roza View Drive Rezone (Z-07-06) for Planning Commission deliberation and decision to July 10, 2007. Rick Daugherty seconded and the motion carried with all in favor.

B. Persson Preliminary Plat (P-07-20)

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.

The Chair opened the hearing to Applicant presentation.

Chris Cruse, 217 East 4th, Ellensburg, WA, representing the applicant, stated this meets all the codes and submitted well data into the record as **Exhibit A**.

Green asked about the 60 foot easement.

Cruse stated County Road standards require a larger easement than the fire code.

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

The Chair opened the hearing to Planning Commission deliberation.

Green asked about the irrigation rights.

Cruse stated they have irrigation rights through Cascade Canal.

Rick Daugherty moved to pass the Persson Preliminary Plat (P-07-20) forward to the Board of County Commissioners with a recommendation of approval. Larry Fuller seconded and the motion carried with a 6/0 poll of the board.

Findings of Fact will be brought back to the July 10, 2007 meeting for approval.

The Planning Commission meeting was adjourned at 8:30 p.m.

The next regularly scheduled meeting is July 10, 2007 at 6:30 p.m. at the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk