

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, July 10, 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 5 individuals representing applicants and public interest.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Rick Daugherty moved to approve the June 26, 2007 minutes as written. **Larry Fuller** seconded and the motion carried with all in favor.

IV. Old Business.

Staff Planner, **Dan Valoff** stated the Cle Elum properties plat will be continued to the July 24, 2007 meeting.

A. McMechan Rezone (Z-06-50)

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.

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

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

Clark questioned #8 in the Findings of Fact.

Daugherty asked to have the original vote that failed and then have the 4/2 vote with no recommendation added to the Findings of Fact.

Elkins stated he will add the failed motion and vote to the Findings of Fact.

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

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

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

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

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

The Chair opened the hearing to Planning Commission deliberation and decision.

The Board went through the 7 criteria for a rezone.

Fuller stated his issues with the distance away for fire and police services.

Rick Daugherty moved to pass the **Roza View Drive Rezone (Z-07-06)** forward to the **Board of County Commissioners with a recommendation of approval. Grant Clark** seconded and the motion carried with a 6/0 poll of the board.

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

V. New Business

A. Gerard Rezone (Z-07-05)

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 for clarification of the zoning surrounding the subject property.

Elkins stated the surrounding properties are Ag-20.

Clark asked about the effects of the Inner Turning Zone of the Airport on the subject property.

Elkins stated there are no height restrictions for buildings but could check into this further.

Fuller asked about the amount of density allowed on this property because of the Inner Turning Zone.

Anderson asked about the letter in the packet regarding the completeness of the application.

Elkins stated when the Permit Techs were taking in applications they were deeming them complete but that has since changed.

The Chair opened the hearing to Applicant presentation.

John Winbauer, PO Box 1088, Ellensburg, WA, representing the applicant, stated this property is not prime agricultural lands and would take pressure off prime agricultural lands to develop and if the Planning Commission reads the material submitted they will find all the reasons why the application meets all the criteria and submitted into the record **Exhibit A**.

Black stated with this amount of information submitted the board deliberation and decision will be continued to the next meeting so the Planning Commission members have time to read the material.

Clark asked if the irrigation ditch delivers water to adjacent parcels.

Winbauer stated the ditch is used to deliver water to other parcels and the subject property has no irrigation water rights.

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

The Chair opened the hearing to Planning Commission deliberation.

Black stated due to the amount of information submitted tonight deliberation and decision will be continued to the July 24, 2007 meeting.

Kim Green moved to continue the Gerard Rezone (Z-07-05) to the July 24, 2007 Planning Commission meeting. Larry Fuller seconded and the motion carried with all in favor.

B. Airport Meadows Plat (P-07-19)

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.

Fuller asked where the airport is located in relation to the subject parcel.

Elkins stated it is not located within his map.

The Chair opened the hearing to Applicant presentation.

Chuck Cruse, PO Box 959, Ellensburg, WA, representing the applicant, stated the applicant would like to include the comments received from Matt Morton with the City of Cle Elum on the face of the plat.

Black asked where the airport is located in relation to the subject parcel.

Cruse explained where the airport is located.

Green asked about the water rights on the property.

Cruse stated the property is currently being flood irrigated and is not sure about the water rights.

Daugherty questioned the comments received from the City of Cle Elum.

Cruse stated they have no problems with the comments but wish they were better defined.

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

The Chair opened the hearing to Planning Commission deliberation.

Board had discussion regarding the comments received from the City of Cle Elum.

Chuck Cruse stated the map shows the elevations surrounding the airport.

CDS Assistant Director, **Allison Kimball**, stated Public Works Planner **Christina Wollman** has a map that shows where the airport is in comparison to the subject property.

Daugherty asked to have Public Works provide a copy of their map to the clerk in the morning showing where the airport is located in relation to the subject property.

Kimball stated any height restrictions would be dealt with at the time of building permit and conditions the Planning Commission adds.

Rick Daugherty moved to not include the comments received from the City of Cle Elum. Kim Green seconded.

Clark stated including this comment is a public service to future buyers regarding the airport zone and would like to strike everything after the first sentence.

Rick Daugherty and Kim Green withdrew their motion.

Rick Daugherty moved to condition the plat with the first sentence of the comments received from the City of Cle Elum. Kim Green seconded and the motion carried with a 4/2 poll of the board with Matt Anderson and Larry Fuller voting against.

Rick Daugherty moved to pass the Airport Meadows Plat (P-07-19) forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 5/1 poll of the board with Larry Fuller voting against.

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

C. Jack Pine Plat (P-07-06)

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 if they are putting in two wells and four individual septic systems.

Turnbull stated yes and the comments come out of the letter from the Department of Ecology.

Clark asked for clarification on the road variance.

Turnbull stated the requirements from Public Works required them to come up with a secondary access off of Creekside Road prior to final plat approval.

Black asked if the secondary access had to be built to the standards of the primary access.

Turnbull stated these comments come out of the Public Works road standards.

The Chair opened the hearing to Applicant presentation.

Noah Goodrich, 108 E 2nd Street, Cle Elum, WA, representing the applicant, presented a presentation explaining the application and submitted into the record **Exhibit A**.

Green asked about the comments made by Cathy Bambrick.

Goodrich stated he has not seen that specific letter and if they were conditions of preliminary approval they would have to be completed prior to final plat approval.

Don Kuehn, 7801 Green Lake Drive North, Seattle, WA, applicant, stated they have fire breaks and extra water.

Fuller asked how long before you expect the gate to be opened up.

Kuehn, stated he was up there today and Sapphire Skies has done a lot of improvement to the road through the white gate and service personnel will have keys to get through them.

Traffic Planner, **Christina Wollman**, gave clarification regarding the secondary access.

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

The Chair opened the hearing to Planning Commission deliberation.

Fuller stated the only problem he had is the accessibility.

Clark stated his primary concern was access also.

Grant Clark moved to pass the Jack Pine Plat (P-07-06) forward to the Board of County Commissioners with a recommendation of approval. Matt Anderson seconded and the motion carried with a 6/0 poll of the board.

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

D. JNG LLC Plat (P-07-04)

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 if each lot will have individual wells.

Turnbull stated the applicant can answer that question.

The Chair opened the hearing to Applicant presentation.

Noah Goodrich, 108 E 2nd Street, Cle Elum, WA, representing the applicant, stated his testimony is identical to the previous project and submitted into the record **Exhibit A**.

Fuller asked about the division of the property.

Bill Weiland, PO Box 454, Mukilteo, WA, applicant, stated because of the lay of the land there is no planned home sites east of the ravine.

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

The Chair opened the hearing to Planning Commission deliberation.

Grant Clark moved to pass the JNG LLC Plat (P-07-04) forward to the Board of County Commissioners with a recommendation of approval. Matt Anderson seconded and the motion carried with a 6/0 poll of the board.

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

E. Cascade Trails Plat (P-07-14)

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 record **Exhibit A**.

Traffic Planner, **Randy Carbary**, stated these are standard comments from the department and the access is called out.

Fuller asked if Pine Ridge Lane will be the access road.

Carbary stated yes.

Clark asked if this road runs along side the subject property.

Carbary stated yes.

The Chair opened the hearing to Applicant presentation.

Noah Goodrich, 108 E 2nd Street, Cle Elum, WA, representing the applicant, presented a presentation explaining the application.

Black asked about well logs.

Dave Nelson, 108 E 2nd Street, Cle Elum, WA, representing the applicant, explained the access to the subject property.

Black asked about the plat adjacent to the property.

Nelson stated it is the Plat at Point Peoh.

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

The Chair opened the hearing to Planning Commission deliberation.

Kim Green moved to pass the Cascade Trails Plat (P-07-14) forward to the Board of County Commissioners with a recommendation of approval. **Matt Anderson** seconded and the motion carried with a 6/0 poll of the board.

Daugherty asked to take judicial notice for the applicants submitting packets at the Planning Commission meetings.

Black stated staff is trying to get the applicants to submit packets one week prior to the hearing.

Green asked if the projects can be postponed.

Kimball stated the hearings are an open record, public hearing and they can submit them at the hearing.

Daugherty asked to get a prosecutors advice to see if we can take judicial notice.

Kimball stated yes she will get a legal opinion.

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

The next regularly scheduled meeting is July 24, 2007 at 6:30 p.m. at the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk