

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, July 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, Grant Clark, Kim Green, Matt Anderson, Rick Daugherty.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, Mike Elkins and Mackenzie Moynihan, Public Works Planner Randy Carbary, Planning Commission Clerk Trudie Pettit and approximately 4 individuals representing applicants and public interest.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Kim Green moved to approve the July 10, 2007 minutes as written. Matt Anderson seconded and the motion carried with all in favor.

IV. Old Business.

Assistant Director, **Allison Kimball** stated she received legal opinion from Prosecutor Neil Caulkins regarding packets of information being turned in by applicants at the time of hearing and submitted into the record **Exhibit A.**

Black asked if the hearing can be continued for two weeks without taking testimony.

Kimball stated yes.

Green stated if a packet is turned in like they have been then we can continue them for two weeks.

Daugherty stated he disagrees with this and the applicants should be turning in packets earlier but if they turn in packets continue the hearing for two weeks without taking any testimony.

Black stated he would like to continue the hearing either before or after the testimony.

Daugherty stated we should continue the hearing as soon as they turn in the packet so everyone has time to comment including the public.

Clark stated these packets become part of the public record and continuing the hearing for two weeks would give the public time to review the information.

The board agreed that if a large amount of information is turned in at the hearing the hearing will be continued to the next meeting.

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

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.

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

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

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

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

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

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

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

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

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

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

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. Gerard Rezone (Z-07-05)

The Chair opened the hearing to Planning Commission deliberation.

The board went through the seven criteria for a rezone.

Daugherty stated his concerns with the irrigation ditch.

Elkins stated he contacted KRD and they confirmed the ditch does run through the property but they do not have irrigation water rights.

Daugherty stated he has concerns with future development around the irrigation ditches.

Clark asked if we can condition this approval regarding the irrigation ditch.

Kimball stated you can't condition a rezone but you can condition a plat when it comes forward for approval.

Daugherty asked if this will trigger approval by the Planning Commission.

Kimball stated that part of the rezone process we have been adding to the findings of fact that future development will be subject to SEPA review.

Daugherty asked if that would address the Planning Commissions concerns.

Kimball stated it depended on what type of subdivision it is, if it is an administrative process the Planner would refer back to the Findings of Fact for the rezone.

Clark stated future impacts on the irrigation ditch be included in the Findings of Fact.

Grant Clark moved to pass forward the Gerard Rezone (Z-07-05) forward to the Board of County Commissioners with a recommendation of approval. Matt Anderson seconded and the motion carried with a 5/0 poll of the Board.

Black asked to have the Findings of Fact report the Planning Commission is concerned with future development and the irrigation passing through the property.

Findings of Fact will be brought back to the August 14, 2007 meeting for board approval.

G. Cle Elum Properties Preliminary Plat (P-06-15)

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 the record **Exhibit A**.

Daugherty asked about the easements to the property.

Valoff gave clarification on the access easement and stated Randy Carbary could give more information on the access.

Carbary stated the applicant will address some of these issues in their presentation and asked if anyone had questions.

Daugherty asked about the 30 foot non motorized trail access.

Carbary clarified the non motorized trail access and stated there will be no access off of the non motorized trails.

The Chair opened the hearing to Applicant presentation.

Marc Kirkpatrick, 108 East 2nd Street, Cle Elum, WA, Encompass Engineering and Surveying, representing the applicant explained the project and access issues.

Anderson asked if the Fire Marshal was okay with the access road.

Kirkpatrick stated no comments were received from the Fire Marshal but she did have time to comment.

Black asked how a fire truck will access those lots off of the non motorized trail.

Kirkpatrick stated they will have access to that trail in order to serve those lots.

Anderson stated there was talk of putting up a barrier on the non motorized trail so how will the fire truck get through.

Kirkpatrick stated it will be gated and we received no comments from the Fire Marshal regarding this issue.

Daugherty asked about the wells.

Kirkpatrick clarified the well issue.

Daugherty asked about the concern of the easement.

Kirkpatrick stated additional traffic.

Carbary stated it was after the fact that issues were brought up regarding the access of Leo Lane.

Daugherty asked about Leo Lane only accessing 2 properties and driveways accessing the other lots.

Green asked about transferring from individual wells to a Class B.

Kirkpatrick stated Class B would be more environmentally friendly.

Kimball reminded Planning Commission members that this is the time to ask the applicant questions and not to debate with the applicant.

Carbary gave clarification on the access.

Black stated the Planning Commission remanded these 3 projects and asked for all of them to come back together.

Kirkpatrick stated this was an existing access and the developer needs to improve the access.

Green asked about a note being included on the plat for the right to farm and show they are not able to irrigate 3 acres of land.

Kirkpatrick stated it is on the second sheet and is a standard note.

Valoff stated the board can ask for additional information before they make a decision.

The Chair opened the hearing to Public Testimony.

No public testimony.

The Chair opened the hearing to Board deliberation

Black stated his concerns and stated he would like to see additional information.

Kimball stated she is not clear on the history for these projects but we can get more information for the members.

Discussion followed among Planning Commission members regarding the access issues.

Kimball asked if the members would like to have clarification from the Fire Marshal.

Black stated the members would like to have easement information and Fire Marshal comments.

Valoff clarified the additional information the board wanted.

Rick Daugherty moved to continue the Cle Elum Properties Preliminary Plat to the August 14, 2007 meeting. Grant Clark seconded and the motion carried with a 4/1 vote with Matt Anderson voting against.

The Planning Commission meeting was adjourned at 8:15 p.m.

The next regularly scheduled meeting is August 14, 2007 at 6:30 p.m. at the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk