

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, August 14, 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, Larry Fuller.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, Trudie Pettit, Mike Elkins and Mackenzie Moynihan, Public Works Planner Randy Carbary, Planning Commission Clerk Desi Stewart and approximately 10 individuals representing applicants and public interest.

II. Correspondence – Clerk reported no correspondence.

III. Approval of Minutes

Grant Clark moved to approve the July 24, 2007 minutes as written. Matt Anderson seconded and the motion carried with all in favor.

Staff Planner **Mackenzie Moynihan** requested to continue the Hungry Hill Plat (P-07-33) to the Planning Commission meeting scheduled for August 28, 2007 due to applicant having a medical emergency.

Black stated that we will not be hearing Hungry Hill Plat tonight.

IV. Old Business

A. Gerard Rezone (Z-07-05)

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

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

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

The Chair opened the hearing to Planning Commission Deliberation.

Valoff stated he provided documents to support the request of additional information and submitted into the record a letter from Environmental Health as **Exhibit A**.

Black asked if this had been given to applicant.

Valoff said no, it had been submitted today. It is just to provide information for the Board for their consideration of this plat.

Black stated that public testimony was closed but wanted to hear more from the Fire Marshal. The Fire Marshal did request that 3 plats be reviewed.

Valoff stated the Kittitas Foothills plat was granted approval, Cle Elum Properties Plat is under consideration and the Hidden Valley Estates plat is waiting for signatures for final approval.

Black asked if the Fire Marshal's letter was given to the applicant.

Valoff stated there had been no comment pro or con regarding the comments of the Fire Marshal from the applicant.

Anderson asked if an order to move forward the turnaround apparatus' will have to be permitted.

Black stated that the recommendations were for the turnaround to be located in the NE corner of the plat at site 6 and 11. He recognized that site 6 did have a 55 foot radius for the turnaround and site 11 did not. He also asked if there had been any discussion between the Planner and the Fire Marshal regarding the ecology blocks.

Valoff replied that there were discussions about putting up some physical barrier to limit vehicular access to non motorized area. The prior concerns were about the adequate space for the turnaround. He also stated that the code does not distinguish between a driveway and an access. There would have to be some redrafting to show the turnarounds.

Anderson asked if the applicant has not responded to the findings of the Fire Marshal.

Green said they will have to resubmit.

Valoff said the representative from Encompass would speak to that. The original conditions of approval state that the developer would have to comply with International Fire Code. In her letter the Fire Marshal has taken that standard and put it into terms that apply to this case.

Green asked if the Board would see the amended changes.

Black asked if there had been discussion about the water situation.

Valoff replied that the conditions were either or and that Environmental Health would prefer a public water system.

Black asked about the radius for a turnaround and said the ones shown are 55 foot coming from 20 foot wide driveways.

Valoff stated that Traffic Planner Randy Carbary will be here to answer questions related to road standards.

Black requested to speak to Carbary.

Carbary stated that he spoke with the Fire Marshal and **Valoff** about the plat and that it is consistent with code. He supports the Fire Marshal's requests stated in her letter.

Black stated he is confused about a turnout compared to a cul de sac and wanted to know if she is proposing a cul de sac.

Carbary stated that standards are 55 foot radius 110 foot diameter for a cul de sac to allow for a fire truck turnaround which is consistent with the Fire Marshal's recommendations. He then asked the Board if they preferred that the Fire Marshal be present. Any changes to the plat would be reviewed again before signing final approval.

Black stated that public testimony was closed and that you have to ask direct questions.

Anderson requested to know the applicants response to the Fire Marshals requests.

Noah Goodrich representing Encompass at 108 E 2nd Street, Cle Elum WA 98926, stated that he had reviewed the Fire Marshal's recommendations today and did speak to the client. The client is willing to comply with the recommendations. He also stated that the public testimony was closed and the letter that was submitted as **Exhibit A** should be stricken from the record.

Anderson asked if there were any changes drafted based on these recommendations.

Goodrich stated that they would draft those changes based on the requirements found by the Boards resolution and that they would be reviewed by the department to make sure they meet code.

Valoff asked if the Fire Marshal should be at the 08/28/07 meeting.

David Black moved to continue the Cle Elum Properties Plat to the August 28, 2007 meeting. Matt Anderson seconded and the motion carried with a 5/0 vote.

Anderson asked if the Board should do something formal regarding the exhibit that was submitted after the record was closed.

Black replied that they could still ask specific questions about it.

V. New Business

A. Pine Prairie Cluster Plat (P-07-13)

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.

Catherine Dunn, DK Professional Consultants P.O. Box 686, Cle Elum, WA 98922, submitted **Exhibit A** to the Board by reading it into the record and providing a power point presentation.

Black verified the location of the property and who is allowed to use the facilities.

Green asked about the covenants and restrictions.

Dunn stated that the covenants shown are all part of the parent parcel and that they would have all of the conditions and some of their own. **Dunn** also requested to reserve time at the end for rebuttal.

The Chair opened the hearing to Public Testimony.

Jan Sharar representing the Kittitas County Conservation Coalition presented **Exhibit B** to the Board and read it into the record. **Sharar** also stated that she would be submitting the same letter as exhibits in the 3 additional plats on the agenda.

Green asked when the plat was submitted.

Sharar said that it does not matter because the rules stay the same and submitted into the record **Exhibits C, D and E** for Hungry Hill Plat (P-07-33), Elk Ridge Estates Plat (P-07-12) and Happy Trails Plat (P-06-38).

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, WA 98926, representing LCU stated that he is a minor owner of the property. This will be a public water system and LCU will operate the water and the sewer system and it meets all requirements of the Health Department.

Black closed Public testimony and called for Applicant rebuttal.

Jeff Slothower, 201 7th Ave, Ellensburg, WA 98926, representing the applicant stated that **Sharar** had presented the Board with information that did not apply to this application. He feels that she is asking the Board to change the code and asked the Board to please consider their position.

The Chair opened the hearing to Planning Commission Deliberation.

Fuller stated that they should have Neil Caulkins, Kittitas County Deputy Prosecutor clarify what is true in the letter submitted by Sharar. **Anderson** stated that he would also like to have clarification.

David Black moved to continue the Pine Prairie Cluster Plat to the August 28, 2007 meeting. Matt Anderson seconded and the motion carried with a 5/0 poll of the Board.

B. Elk Ridge Estates (P-07-12)

The Chair opened the hearing to Staff Presentation.

Larry Fuller asked to abstain from the hearing and excused himself.

David Black stated there was still a quorum to continue.

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.

The Chair opened the hearing to Applicant Presentation.

Noah Goodrich with Encompass, 108 E Second Street Cle Elum WA 98926, stated that the owner of parcel 4 has proposed individual wells and septic systems. Lot 4 will be subdivided into 5 lots. They will have access via the easement that is currently in use. KRD water distribution plan has been approved. **Goodrich** requested time for rebuttal.

Green verified that KRD has given access across waterway.

The Chair opened the hearing to Public Testimony. There was no Public Testimony

The Chair opened the hearing to Planning Commission Deliberation.

Black asked if well logs were also in the packet.

Green asked if they all have their own water rights.

Goodrich stated that water supply would be provided by KRD.

David Black moved to pass forward the Elk Ridge Estates (P-07-12) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 4/0 poll of the Board.

Findings of Fact will be brought back to the August 28, 2007 meeting for Board approval.

C. Happy Trails (P-06-38)

The Chair opened the hearing to Staff presentation.

Staff Planner, **Scott Turnbull**, requested to continue the Happy Trails (P-06-38) to the Planning Commission meeting scheduled for August 28, 2007.

Black suggested moving to 30 days from today due to the applicant requesting the continuation.

Black asked **Fuller** to return to vote on the continuation.

Slothower stated on behalf of the applicant 30 days is acceptable.

David Black moved to continue the Happy Trails (P-06-38) to the Planning Commission meeting scheduled for September 11, 2007. Grant Clark seconded and the motion carried with a 5/0 poll of the Board.

The Planning Commission meeting was adjourned at 7.42 p.m.

The next regularly scheduled meeting is August 28, 2007 at 6:30 p.m. at the Commissioner's Auditorium.

Desi Stewart, Planning Commission Clerk