

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Wednesday, September 26, 2007 @ 6:00 P.M.**

Fairgrounds Home Arts Building

I. Call to order and introduction of members and staff.

Chairman Black called the meeting to order at 6:00 p.m.

Those present: Chairman David Black, Grant Clark, Kim Green, Larry Fuller, Rick Daugherty, and Matt Anderson.

Also present: CDS Director Darryl Piercy, CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Joanna Valencia, Planning Commission Clerk Desi Stewart and approximately 35 individuals representing applicants and public interest.

Black stated that Board deliberation and decision will be continued to the October 23, 2007 Planning Commission meeting and that the public testimony will be held open until 12 noon on October 3, 2007. The meeting will be held at the Commissioner's Auditorium on October 23, 2007 at 6:00 p.m. Black reviewed the procedure for applicant and public participation.

Piercy stated that all comments received have been forwarded to the Board.

II. Correspondence

There was no correspondence.

III. 2007 Comprehensive Plan Amendments

A. Docket 07-05 Terra Design Group Inc. Text Amendment to create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of GMA.

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** read into the record her staff report. Attached hereto and incorporated herein is a copy of that staff report with suggested findings of facts.

Daugherty asked Piercy if the policy stating that only Cities and Counties can make amendments to this chapter applies to this application.

Piercy stated that this is a text amendment and the policy does not apply.

The Chair opened the hearing to Applicant Presentation.

Lindsey Ozbolt, P.O. Box 686, Cle Elum, WA 98922, representing Terra Design Group, read into the record the suggested verbiage to be included in the Comprehensive Plan Amendment. **Ozbolt** stated this is consistent with other Kittitas County Planning codes. **Ozbolt** submitted **Exhibit A** into the record.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodman Road, Thorp, WA 98946, representing the Kittitas County Conservation Coalition, submitted **Exhibit B** by reading the letter into the record.

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, WA 98926, stated he feels because of the ruling of the Growth Hearings Board that developers are losing tools for land use. Short and long platting in 5 acre parcels

are the only tools left. **Deneen** disagrees with the planning department and feels in the long run there will need to be more options for planning and developing. Fully contained communities would provide more options as well as affordable housing.

Nathan Wise, 601 R&R Heights, Ronald, WA 98940, stated that he agrees with Pat Deneen that the County needs tools to be able to develop and that he recommends approval.

Daugherty asked if there is a definition of a fully contained community.

Piercy states that the RCW describes what a fully contained community is and the description was also provided by the applicant. **Piercy** stated that staff will provide a description for the board.

B. Docket 07-06 Keechelus Ridge HOA Map Amendment: Commercial Forest to Rural for approximately 666 acres.

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** read into the record her staff report. Attached hereto and incorporated herein is a copy of that staff report with suggested findings of facts.

The Chair opened the hearing to Applicant Presentation.

Matt Llewellyn, 18302 45th Street East, Sumner, WA 98390, President of Keechelus Ridge Home Owners Association, stated that the application is for 20 acre parcels not 3 acres. The homeowners are a conservation minded group.

Black stated that the applicant presentation is limited to 15 minutes and some of the presenters may represent the public.

Brian Geller, 2607 Western Ave, Seattle, WA 98121, stated that the land will not be broken down further than 20 acre parcels. There is little or no value as commercial forest. **Geller** submitted **Exhibit D** into the record and read highlights into the record.

Black verified the use of Forest Service Road 4832 as access.

Shaun King, 15920 Walder Road East, Tacoma, WA 98446, stated that the intent is to preserve the area. Eighty acres is too large for one family to care for. This area is important to his family.

Evan Llewellyn, 1501 N Street Northeast, unknown town, state and zip code, stated that creating the 20 acre parcels may act as a buffer from the west to the east. The homeowners want to preserve the area.

Mike Gunning, 43520 SE 151, North Bend, WA 98045, stated that he agrees with the other homeowners.

Dan Devaux, 18301 45th Street East, Sumner, WA 98390, stated this proposal will not allow a devastating clear-cut or any other type of development that current zoning would allow.

The Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodman Road, Thorp, WA 98946, representing the Kittitas County Conservation Coalition, submitted **Exhibit A** by reading it into the record.

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, WA 98926, stated that he is in support of the applicants.

Janet Nelson, P.O. Box 203, Easton, WA 98925, representing the Kittitas Audubon, stated that their group had already submitted a letter and she would summarize that letter. Many groups had banded together to raise

16 million dollars to acquire land to improve wildlife crossings. This application could obstruct the wildlife connectivity in the area as well as the I-90 expansion project. Kittitas Audubon group strongly suggest denying the application unless the entities involved in the conservation of wildlife approve.

Howard Briggs, 671 Highline Loop, Cle Elum, WA 98922, submitted **Exhibit B** by reading it into the record.

Patty Garvey-Darda, 803 West 2nd, Cle Elum, WA 98922, representing the Forest Service, stated the roads that access the property are Forest Service Roads and would need to be taken over by the County if they were to further develop the area. These roads were built for timber harvest not private development. This is also a main snowmobile route and is critical for recreation. There was an inaccuracy on the map provided by the applicants. Section 13 states it is Rural 3 but it is owned by the Bureau of Reclamation and will go into ultimately become National Forest Service land. Other land was purchased to enhance connectivity.

Brian White, I-90 Project Director, 1710 South 24th Ave, Suite 100, Yakima, WA 98902, stated that he is responsible for the 15 mile corridor project from Hyak to Easton. **White** submitted **Exhibit C** into the record. **White** stated that he is very concerned about land use changes in the area because of the investments into the project.

Daugherty verified the timeline of the project will be complete in 2015-2016.

Jason Smith, 2903 Manastash Road, Ellensburg, WA 98926, representing WSDOT, stated he believes this application would adversely affect the project. **Smith** requested that the Board involve DOT and the Forest Service in their deliberation process.

Geller stated they have hired a forester and do not want to interfere with the project.

Black verified the Forest Service Road that gives access to the property runs parallel to I-90 starting at Hyak exit and crosses Gold Creek.

John Breithuupt, 1511 3rd Ave, Suite 609, Seattle, WA 98101, Land Acquisition Manager for Marilyn Ring Forest Products, asked the Board to review the easement document. The document states that the grantee shall have the right to use the road for any purpose deemed necessary in conjunction with lands now owned or hereafter acquired. The Forest Service has changed their argument about the roads and their uses.

Black asked if there was a copy of the easement included in the application.

Breithuupt stated that he would provide the Board a copy.

Fuller asked if they had ever been denied access.

Breithuupt stated that they had been asked to stop plowing the road. The easement gives them the right to plow.

Fuller asked if there were gates on the road.

Breithuupt stated that there were no gates put there by the Forest Service. They had put up their own gates and then were asked to take them down and they did.

Luci Bull, 1215 East Mountain View Ave, Ellensburg, WA 98926, stated that she is retired from the Forest Service and that she is familiar with these incidences. The problem with ticketing for the plowing of roads is because it is a national issue. A local ranger can not issue a ticket. There are problems that arise when you say that each individual homeowner can now have the same rights granted to a large corporation like Boise Cascade. The reason they have access is because of an agreement made by the Forest Service and granted to Boise Cascade. The Forest Service does have the responsibility of the road.

Daugherty questioned if the County was to take over the maintenance of the road because of a decision to approve, then how would the County get rights to the easement that crosses private land.

Bull stated that the Forest Service has the right to grant the easement to the county. It would be similar to Kachese and Liberty Roads.

Five minute break at 7:20 p.m.

C. Docket 07-07 City of Cle Elum (in cooperation with Central Cascade Land Company, Inc.) Map Amendment: Rural to City of Cle Elum Urban Growth Area (Industrial) for approximately 90 acres.

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** read into the record her staff report. Attached hereto and incorporated herein is a copy of that staff report with suggested findings of facts.

The Chair opened the hearing to Applicant Presentation.

Anne Watanabe, P.O. Box 687, Roslyn, WA 98941, representing Central Cascade Land Company, submitted **Exhibit A** into the record by presenting it as a power point presentation.

Fuller verified that this area is the called the slag piles.

The Chair opened the hearing to Public Testimony.

Piercy stated that CTED is in support of this application.

Nathan Wise, P.O. Box 246, Ronald WA 98940, Vice President of Inland Telephone Company, stated this was the #5 mine site and the slag piles have been taken out.

Fuller asked if there were tunnel maps.

Wise stated that it was not open pit and was a deep mining site. The land is solid. There are maps showing where the tunnels were.

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, WA 98926, stated that most of the mines were collapsed on the way out. There was a company that located all sink holes and mines and closed them. Cle Elum does need more Industrial zoning and this is a great spot.

Debbie Strand, P.O. Box 598, Ellensburg, WA 98926, Executive Director of the Economic Development Group of Kittitas County stated that there are few parcels of land this size in the county to use as Industrial zoning. This will also allow existing companies room to grow. This will bring in jobs for the community and support the residential growth.

Matt Morton, 119 West 1st Street, Cle Elum, WA 98922, Community Development Director City of Cle Elum, stated that this application will help meet goals in unemployment and is consistent with City of Cle Elum planning goals. Support from CTED is unique to this application.

Craig Nevel, 707 West 2nd Street, Cle Elum, WA 98926, stated that he is in support of this application to bring more employment to the County.

D. Docket 07-08 Merle Thompson Map Amendment: Agricultural to Urban Residential for 10.49 acres (Rezone submitted: Z-07-12, Thompson Rezone, Ag-20 to Residential)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** read into the record her staff report. Attached hereto and incorporated herein is a copy of that staff report with suggested findings of facts.

The Chair opened the hearing to Applicant Presentation.

Paula Thompson, 551 Goodman Road, Thorp, WA 98946, representing Merle Thompson stated Urban Growth Nodes are a still a valid part of the Comprehensive Plan. **Thompson** shows how the application meets the requirements until the Urban Growth Nodes are found invalid. **Thompson** uses the maps provided by staff to show changes in zoning and different land use. **Thompson** requested to reserve time at the end of the public testimony for rebuttal.

The Chair opened the hearing to Public Testimony.

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, WA 98926, states that if the Urban Growth Nodes are going away that this request would be considered hypocritical.

Thompson states that she is proving a point with this application. Non compliance could be a factor in the Boards decision to deny applications. She has objected to applications because of non compliance and the argument to that has been that they have not been found invalid. The County needs to make a decision about how they are going to hear these.

Piercy stated that the applications she is referring to are current planning applications and dealing with the current development code. Those applications are already moving forward in the process. This application is not comparable because it is a Comprehensive Plan Change. Thompson was part of a group that challenged the Growth Hearings Board on the issue of the Urban Growth Nodes.

E. Docket 07- Docket 07-09 Lee Beedle Map Amendment: Rural to Commercial for 1.36 acres (Rezone submitted: Z-07-13, Beedle Rezone, AG-3 to Limited Commercial)

The Chair opened the hearing to Staff Presentation.

Staff Planner **Joanna Valencia** read into the record her staff report. Attached hereto and incorporated herein is a copy of that staff report with suggested findings of facts.

The Chair opened the hearing to Applicant Presentation.

John Ufkes, 200 East Third Ave, Ellensburg, WA 98926, representing the applicant, submitted **Exhibit A** into the record. **Ufkes** described the location of the land in relation to the previous application. It is too difficult to use the house for residential because of the roundabout and nearby commercial use.

Black asked if the applicant lives in the house.

Ufkes stated the house is vacant because of its location.

Daugherty asked where the property is in relation to Roslyn Riders.

Ufkes stated that it is across the street and showed pictures contained in the exhibit that was presented. The types of uses would be compatible with Roslyn Riders.

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

IV. Other Business

Black stated the public testimony portion of the hearing would remain open until 12 Noon on October 3, 2007. The Board deliberation and decision on all Docket items will be continued to October 23, 2007 at 6:00 p.m. at the Commissioner’s Auditorium.

Piercy handed out a survey regarding a Hearings Board Examiner to the Board. The survey will need to be turned in by October 1, 2007 in order to be entered as comments on October 2, 2007 to the BOCC.

The Planning Commission meeting was adjourned at 8:45 p.m.

The next regularly scheduled meeting is October 9, 2007 at 6:30 p.m. at the Commissioner’s Auditorium.

Desi Stewart, Planning Commission Clerk