

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Monday, December 17, 2007 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

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

Vice Chairman Clark called the meeting to order at 6:30 p.m.

Those present: Vice Chairman Grant Clark, Kim Green, Larry Fuller, Matt Anderson.

Also present: CDS Director Darryl Piercy, Staff Planner Scott Turnbull, Public Works Director Brandon Drexler, Public Works Transportation Manager Jan Ollivier, Public Works Planner Christina Wollman, Clerk Trudie Pettit, and approximately 21 individuals representing applicants and public interest.

II. Correspondence

Clerk reported no correspondence.

III. Approval of Minutes

Clark stated **Pettit** had a correction on page 6 of the minutes, the comment period ended on November 30, 2007 rather than November 20, 2007.

Fuller asked if the memorandum of understanding was to be entered into the minutes or Happy Trails.

Clark stated that goes with the Happy Trails Plat.

Larry Fuller moved to approve the November 27, 2007 minutes as corrected. **Kim Green** seconded and the motion carried with all in favor.

IV. Old Business

A. Happy Trails Preliminary Plat (P-06-38)

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

Fuller asked if the memorandum of understanding meets what the board asked for to protect the people below the plat.

Turnbull stated the memorandum of understanding was received after the comment period so it goes in as correspondence; there is a Finding of Fact that states the plat will have to meet all requirements of Ellensburg Water Company and can not go through final approval until Ellensburg Water Company signs off on the plat.

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

B. Taylor 14-Lot Performance Based Cluster Plat (P-07-26), Gleason 14-Lot Performance Based Cluster Plat (P-07-24), Fremmerlid 14-Lot Performance Based Cluster Plat (P-07-34), Cameron 14-Lot Performance Based Cluster Plat (P-07-36)

Vice Chair opened the hearing to Board Deliberation and decision.

Clark asked if it was appropriate to vote on these as one project.

Piercy stated the applicant did not have an objection to looking at these collectively and suggested to deliberate as one project but make separate decisions for each project.

Green stated there are a lot of problems with each one of them and Fish and Wildlife had a problem with the projects when they are all put together and that the water rights are highly questionable and there is way too much impact and believes they should be passed forward with a recommendation of denial.

Fuller stated he agrees and that fish and wildlife, ecology, and the public had big problems with them and there would be a huge impact on the Teanaway River and the river gets really low in that area in the summer and believes this should be passed forward with recommendation of denial.

Clark stated this opened up his eyes as to what we have out there for the cluster plat ordinance and didn't envision this type of plat going in there at this kind of scale, he can't find a place where they have not met the requirements any place in the ordinance, does not agree with putting that many homes outside an urban area and feels the developer has met all the requirements set forth in the development code and they should be allowed to get their plat.

Green stated just because they meet all their requirements does not mean they have looked at all the impacts and the environmental portion is way to devastating and doing something at a smaller scale it might not have such a big impact and this is too much for that area.

Fuller stated they are going to come in with 07 water rights and when it gets dry they are going to get shut off.

Clark stated the argument of the size of scale is that we have seen a lot of these go in piece by piece and they have put in roughly 50 homes with no provision for open space and has happened over a 3 year period and would rather see it presented this way so we know what we are looking at as opposed to 3 applications over a 3 year period.

Green stated this is an environmentally sensitive area where these projects are proposed and there is a place for them but this is not the area.

Kim Green moved to pass forward Taylor 14-Lot Performance Based Cluster Plat (P-07-26) to the Board of County Commissioners with a recommendation of denial. Larry Fuller seconded and the motion carried with a 2/1/1 poll of the Board with Grant Clark voting no and Matt Anderson abstaining.

Kim Green moved to pass forward Gleason 14-Lot Performance Based Cluster Plat (P-07-24) to the Board of County Commissioners with a recommendation of denial. Larry Fuller seconded and the motion carried with a 2/1/1 poll of the Board with Grant Clark voting no and Matt Anderson abstaining.

Kim Green moved to pass forward Fremmerlid 14-Lot Performance Based Cluster Plat (P-07-34) to the Board of County Commissioners with a recommendation of denial. Larry Fuller seconded and the motion carried with a 2/1/1 poll of the Board with Grant Clark voting no and Matt Anderson abstaining.

Kim Green moved to pass forward Cameron 14-Lot Performance Based Cluster Plat (P-07-36) to the Board of County Commissioners with a recommendation of denial. Larry Fuller seconded and the motion carried with a 2/1/1 poll of the Board with Grant Clark voting no and Matt Anderson abstaining.

Findings of Fact will be brought back to the January 22, 2008 meeting for board approval.

V. New Business

A. Public Works 2007 Long Range Transportation Plan

Vice Chair opened the hearing to Staff Presentation.

Public Works Transportation Manager, **Jan Ollivier** read portions of her staff report into the record. Attached hereto and incorporated is a copy of that staff report and submitted into the record **Exhibit A**.

Anderson asked about the OLS improvements and expenditures budget.

Ollivier gave clarification on the budget.

Anderson asked about the annual expenditures.

Ollivier stated that is for 2008.

Anderson asked about OLS improvements and expenditures on page 36.

Ollivier stated that includes developer costs.

Anderson asked about the annual budget.

Ollivier stated they are looking for a grant and developers would help.

Anderson asked if any of the projects listed are for sure things.

Ollivier stated chapter 2 is the bread and butter so we make sure what we have is maintained, the larger projects are more of a grey area because it depends on the grants received.

Anderson asked about the bridges.

Ollivier stated as time goes by there will be money for bridge replacement and over time they would be at the top of the list.

Anderson asked about the percentage for depreciation on the bridges.

Ollivier stated the ones we are replacing are lower than the ones listed.

Fuller asked if these costs to replace the bridges take into account the cost increases.

Ollivier stated this budget takes into effect the cost increase and as time goes on we will have to do an update.

Anderson asked how much of the corridors are from the Board's direction back in 2005 and how much is from that document.

Ollivier gave clarification on the corridors and stated they could provide the draft copy to the Planning Commission members.

Anderson stated he would like to see that.

Ollivier stated one of the comments received asked to continue the discussion to another meeting to allow for an extended comment period.

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

Vice Chair opened the hearing to Planning Commission deliberation and motion.

Clark stated we have received a lot of information and would like to continue this to the January 22, 2008 meeting.

Ollivier asked to have the comment period left open to a later date and another month would not hurt.

Clark stated the comment period will be left open until Friday, January 11, 2008 at noon.

Meeting was adjourned at 7:56 pm.

Trudie Pettit, Planning Commission Clerk