

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, January 8, 2008 @ 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.

Also present: Staff Planner Scott Turnbull, Public Works Planner Randy Carbary, Clerk Trudie Pettit and approximately 9 individuals representing applicants and public interest.

Black stated we need to elect a Chair and Vice Chair for the year 2008.

Larry Fuller moved to keep **David Black** as Chair and **Grant Clark** as Vice Chair. **Kim Green** seconded and the motion carried with all in favor.

II. Correspondence

Black read into the record a letter of resignation from Aaron Langevin.

III. Approval of Minutes

Kim Green moved to approve the minutes as written. **Grant Clark** seconded and the motion carried a 4/0/1 vote with **Black** abstaining.

IV. Old Business

A. Grandpa's Ranch Rezone (Z-06-42)

Chair opened the hearing to **Staff Presentation**.

Staff Planner, **Scott Turnbull** read portions of his staff report into the record. Attached hereto and incorporated is a copy of that staff report and submitted into the record **Exhibits A and B**.

Fuller asked about the accesses.

Turnbull stated he would let the authorized agent answer that.

Chair opened the hearing to **Applicant Presentation**.

Jeff Slothower, 201 W 7th Ave, Ellensburg, WA, representing the applicant, gave a brief overview of the application and stated that this is the last large parcel in a sea of 3 acre parcels in the surrounding area and gave clarification on the access.

Chair opened the hearing to **Public Testimony**.

Roger Olsen, 2130 Nelson Siding Road, Cle Elum, WA, representing himself, gave testimony on why this application should not be approved.

Slothower rebutted the public testimony and stated the circumstances on the subject property are the same as the Woods case.

Chair opened the hearing to Board deliberation and decision.

Black asked if the Planning Commission members had enough time to make a decision.

Planning Commissioner's agreed they had enough time to make a decision.

Planning Commission went through the 7 criteria for a rezone.

Planning Commission agreed it meets the first criteria.

Green stated she does not agree that the application meets the second and third criteria.

Fuller stated he agrees with Green and the applicants have not shown that the County benefits from dividing this and the County will have to upgrade the road system

Black asked Carbary some questions regarding access.

Carbary gave clarification on the access.

Green stated this is a lot of money for the County and the transportation is a huge concern.

Carbary stated this is one of many rezones in this area.

Fuller asked if there are two access roads to this property.

Carbary gave clarification on the two access roads.

Black asked about the 60' right of way.

Carbary stated that is still under negotiation.

Fuller asked about working with the Forest Service.

Carbary stated this project does not include Forest Service roads.

Turnbull referred the members to the comments from Public Works in that any future development will have to adhere to road standards and that this is a non-project rezone.

Black stated most of the time a plat is turned in after a rezone and this is the only time we can ask some of these questions.

Turnbull stated they don't have to access the property from Forest Service roads.

Slothower stated access is from a County road, not from the Forest Service roads.

Fuller stated a second access is required if build out occurs.

Black stated he has an obligation to the people to decide if this is a safety problem or not and we have an obligation to do that.

Anderson stated he agrees this is a non project action and that some of this cost is a shared expense.

Green stated these are the criteria to apply to this project, a rezone is a start to a future project and this will still be a public safety concern.

Anderson stated this is already on the radar for Public Works.

Clark stated the MDNS will address these issues in the future and will come into play when that happens.

Fuller stated he sees nothing in this packet that would be of value to the County by allowing this zone change.

Anderson stated he thinks the applicant did show value to the County.

Black stated he agrees with Fuller.

Clark stated a study was submitted that shows the opposite in excess revenue in relation to cost and that is the only thing he has seen submitted in writing.

Anderson stated he agrees with the applicant that there is a benefit with the property being against the Rural-3 zone.

Fuller stated a study has been submitted showing that it costs more to support these lots than we take in.

Black stated he questions number two of the fourth criteria but it only has to meet one of them

Planning Commissioner's agreed that this meets the fifth criteria.

Green stated she believes the sixth criteria is not met at the rezone level

Planning Commissioner's agreed that this meets the seventh criteria.

Matt Anderson moved to pass forward Grandpa's Ranch Rezone (Z-06-42) to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion failed with a 2/3 poll of the board with David Black, Kim Green and Larry Fuller voting no.

Kim Green moved to pass forward Grandpa's Ranch Rezone (Z-06-42) to the Board of County Commissioners with a recommendation of denial. Larry Fuller seconded and the motion passed with a 3/2 poll of the board with Matt Anderson and Grant Clark voting no.

Clark stated he would like a minority report stating in his opinion the project meets all the criteria.

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

Next regularly scheduled meeting is January 22, 2008 at 6:30pm at the Commissioner's Auditorium.

Meeting was adjourned at 7:30 pm.

Trudie Pettit, Planning Commission Clerk