

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, May 13, 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, Larry Fuller, Kim Green, and Grant Clark.

Also present: CDS Assistant Director Allison Kimball, CDS Staff Planners Scott Turnbull, Trudie Pettit, Dan Valoff, Public Works Randy Carbarry, Christina Wolman, Clerk Lindsay Watkins and approximately 9 individuals representing applicants and public interest.

II. Correspondence

No Correspondence

II. Approval of Minutes

Grant Clark moved to approve April 22, 2008 Planning Commission minutes as written. **Kim Green** seconded and the motion carried with all in favor.

III. Old Business

No old Business

IV. New Business

A. Henley Rezone (Z-07-10)

Chair opened Hearing for Staff Presentation.

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

Black asked if the 10 acre parcels can be rezoned to 5 acre parcels.

Turnbull stated that was correct.

Chair opened Hearing for Applicant Presentation.

John Ufkes, P.O. Box 499, Ellensburg, WA 98926, gave a brief overview of his presentation and **submitted Exhibit A and B** into the record.

Tom Roth, 3201 Airport Road, Cle Elum, WA 98922, landowner gave a brief overview of his project.

Chair opened Hearing for Public Testimony.

No Public Testimony.

Chair opened Hearing for Planning Commission Deliberation and motion.

David Black moved to continue **Henley Rezone (Z-07-10)** to **May 27, 2008 Planning Commission meeting**. **Larry Fuller** seconded and the motion passed with all in favor.

B. Ponderosa Pines Plat (P-07-42)

Chair opened Hearing for Staff Presentation.

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

Chair opened Hearing for Applicant Presentation.

Noah Goodrich, Compass Engineering and Surveying, 108 East 2nd Street, Cle Elum, WA 98922, stated he agrees with the staff presentation and gave a brief overview of his presentation.

Clark asked if there were maintenance agreements along the access points.

Dave Blanchard, Cooper Pass LLC, 301 West 1st Street, Suite B, Cle Elum, WA 98922, stated there are maintenance agreements that serve the roads.

Fuller asked if the roads are going to stay open to the public because the roads also serve the ridge beyond the developments.

Blanchard stated it's their intention to keep the roads open but he thinks the second access will be gated.

Fuller stated he was wondering if the county knew about that because the Board of County Commissioners approved that as a second access and he doesn't see how that can be gated.

Blanchard stated he doesn't think it's a second access for anything.

Fuller stated he noticed that Public Works approved the secondary access rather than the Board of County Commissioners. **Fuller** then asked Scott Turnbull if they could do that.

Turnbull stated what Fuller was talking about was that the variance went through the Variance Committee in the Public Works Department and the variance was granted. **Turnbull** stated as far as the second access that will be studied again when the final plat is submitted.

Public Works, **Christina Wolman** stated they have approved the route for the second access and the variance was denied which then went to the Board of County Commissioners and they overturned that decision and approved the easement for the second access.

Fuller stated he didn't know that a secondary access could be gated.

Wolman stated a secondary access can be gated but it has to be approved by the Fire Marshal.

Fuller stated he doesn't see how the three developments can gate an access that is used by the general public.

Blanchard stated everyone has a right to use the second access and there's an agreement among several parties up on the hill about the access and to his knowledge not everything has access to this road and they would need an easement to get access.

Black stated when the variance was received one of the stipulations was that you get the other 30 feet in the future. **Black** then asked if Blanchard was working towards that or is that someone else's responsibility.

Blanchard stated it wasn't a requirement of the approval of the variance but we would be more than happy to work on that.

Clark stated the way he read the variance was that it could be obtained in the future and it wasn't a requirement of them to do so.

Black stated he would have thought the Board of County Commissioners would have specified a date for the future.

Fuller stated another problem he had was for fire access and having a gated road.

Wolman stated all gates must be approved by the Fire Marshal and they must have some acceptable form for emergency vehicles to get through.

Chair opened Hearing for Public Testimony.

Jim Muhlbeier, 691 Big Tail Road, Cle Elum, WA 98922, stated he has two wells on his property and has about \$100,000 invested in water on his property. **Muhlbeier** also stated he is concerned about the secondary access and how many people will be allowed to use the road and stated he supports the gate.

Michael Ross, 1300 Sky Wall Drive, Sultan, WA 98294, stated he is concerned with the water issue and the traffic increase and submitted **Exhibit A B C D and E**.

Alan K Person, 680 Lambert Road, Cle Elum, WA 98922, stated his concern is with the water and traffic increase.

Don Kuehn, 1140 Jack Pine Lane, Cle Elum, WA 98922, stated he is not for the project.

Blanchard stated he is willing to work with landowners in the area.

Chair opened Hearing for Planning Commission Deliberation and motion.

Clark asked what the applicants had to do to prove they have water.

Turnbull stated they had to meet all requirements from the Health Department.

Clark asked what are those requirements.

Turnbull stated they have to have bonds or well logs.

Kim Green moved to pass forward **Ponderosa Pines Preliminary Plat (P-07-42)** to the Board of County Commissioners for a recommendation of denial. **Larry Fuller** seconded and the motion passed 3/1 with **Grant Clark** declining.

Findings of Fact will be brought back to May 27, 2008 Planning Commission meeting.

Next regularly scheduled meeting is May 27, 2008 at 6:30p.m at the Commissioners Auditorium.

Meeting adjourned at 7:50 p.m.

Lindsay Watkins, Clerk for Planning Commission