

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, May 27, 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, Larry Fuller, and Jason Grant.

Also present: CDS Assistant Director Allison Kimball, CDS Staff Planners Scott Turnbull, Trudie Pettit, Dan Valoff, and Mackenzie Moynihan, Public Works, Christina Wolman, Randy Carbarry, Clerk Lindsay Watkins and approximately 17 individuals representing applicants and public interest.

II. Correspondence

Christina Wolman stated she wanted to give the Planning Commission Board members notice that the County Road Standards will be coming before the Planning Commission July 22, 2008.

II. Approval of Minutes

Larry Fuller moved to approve May 13, 2008 Planning Commission minutes as written. **Grant Clark** seconded and the motion carried with all in favor.

III. Old Business

A. Ponderosa Pines 12-lot Preliminary Plat (P-07-42)

Chair opened Hearing for Findings of Fact.

Larry Fuller moved to pass Ponderosa Pines 12-lot Preliminary Plat (P-07-42) Findings of Fact. **Grant Clark** seconded and the motion passed with all in favor.

B. Henley Rezone (Z-07-10)

Chair opened Hearing for Planning Commission Deliberation and motion.

Planning Commission Board members went through the 7 criteria.

Grant Clark moved to pass Henley Rezone (Z-07-10) to the Board of County Commissioners for approval. **David Black** seconded and the motion passed 3/0/1 with Jason Grant abstaining.

Findings of Fact will be brought back to June 10, 2008 meeting.

C. Thunder Ridge Plat (P-07-23)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Dan Valoff** 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.

Chuck Cruse, Cruse & Associates, 217 E. 4th Avenue, Ellensburg, WA 98926, stated he agrees with the staff presentation and gave a brief overview the project.

Clark asked Mr. Cruse to address a letter from the City of Cle Elum regarding a 10 foot utility easement.

Cruse stated this is already in County Code and each lot will have a 10 foot utility easement.

Fuller asked if there was a well log for any wells in the area.

Traci Shallbetter, 3201 Airport Road, Cle Elum, WA 98922, stated she had the well logs and submitted **Exhibits D, E, F, G, H, I, J, K and L** into the record.

Chair opened Hearing for Public Testimony.

Wanda Goldie, 121 Deer Meadow Drive, Cle Elum, WA 98922, stated they are concerned with the dust control and submitted **Exhibit M** into the record.

Ben Goldie, 121 Deer Meadow Drive, Cle Elum, WA 98926, stated he is worried about having enough water if the applicant taps into the same aquifer.

Shallbetter stated everyone is concerned about wells and water and as long as the applicant follows the regulations everything is satisfied.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Clark stated he agrees with the Goldie's about being concerned with the dust issue.

Grant stated he hopes that the neighbor's sit down and discuss what needs to be done and come to an understanding about the conditions they want.

Fuller stated he wasn't sure about the road situation.

Black stated he thinks the Board can give some kind of condition for the dust control on the road.

Grant Clark moved to pass forward Thunder Ridge Plat (P-07-23) to the Board of County Commissioner's with a condition on a dust abatement program acceptable to the County. Jason Grant seconded and the motion passed with all in favor.

Findings of Fact will be brought back to the June 10, 2008 Planning Commission meeting.

IV. New Business

A. Sunset Farms Preliminary Plat (P-07-60)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Trudie Pettit** read portions of her staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Clark asked on the Department of Public Works letter the very first condition of approval says minimum access of 300 feet and the survey shows it's less than 300 feet. **Clark** then asked if that has been addressed.

Public Works, **Christina Wollman** stated as long as driveways for lot 3 and 4 are shared there will be no issue.

Chair opened Hearing for Applicant Presentation.

Gene Lamoureux, 319 Gangl Road, Wapato, WA 98951, landowner stated he agrees with the staff presentation and would like to ask the Board for approval.

Chair opened Hearing for Public Testimony.

No public Testimony.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Clark stated he thinks it's a good plat and good use of the property.

Grant Clark moved to pass forward **Sunset Farms Preliminary Plat (P-07-60)** to the Board of County Commissioner's for approval. **Jason Grant** seconded and the motion passed with all in favor.

Findings of Fact will be brought back to June 10, 2008 Planning Commission meeting.

B. Firkins Rezone & Firkins Plat (Z-08-01) & (P-08-02)

Chair opened Hearing for Staff Presentation.

JS Staff Planner, Mackenzie Moynihan read portions of her staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened Hearing for Applicant Presentation.

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

Cam Sherwood, 3323 Brickmill Road, Ellensburg, WA 98926, authorized agent for land owner gave a brief overview of the project he has been working on.

Charles Firkins, 2951 Game Farm Road, Ellensburg, WA 98926, landowner stated he appreciates the opportunity to speak and stated the reason for the project is because he cannot maintain his property on his own anymore.

Chair opened Hearing for Public Testimony.

Andy Schmidt, 300 Mission View Drive, Ellensburg, WA 98926, stated his is concerned with a ditch that runs through the property that he uses to get water to the high point of his cattle field. **Schmidt** also stated he would like to see some deed language that allows ingress or egress to maintain the ditch.

Harvey Dodge, 1150 Lyons Road, Ellensburg, WA 98926, stated this will not meet DOE requirements and his property is of the north. **Dodge** also stated he would hope the Board will deny this project.

Goodrich stated he thinks they have met all seven criteria and asked for approval.

Sherwood stated he would be happy to have an easement if that is required.

Firkins stated the only way for him to irrigate his field is by sprinkler and he pays a large power bill.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Black stated the Board is deliberating on the rezone portion only right now.

Fuller stated it looks like a good boundary land but he has a problem with criteria #3.

Black stated he feels it's an island rezone.

Larry Fuller moved to pass forward Firkins Rezone (Z-08-01) to the Board of County Commissioners with a recommendation of denial. David Black seconded and the motion passed 3/1 with Jason Grant declining.

Grant Clark moved to pass forward Firkins Plat (P-08-02) to the Board of County Commissioners for approval. Jason Grant seconded and the motion passed 3/1 with Larry Fuller declining.

Findings of Fact will be brought back to June 10, 2008 Planning Commission meeting.

C. Graham Rezone & Graham Family Short Plat (Z-08-02) & (SP-08-02)

Chair opened Hearing for Staff Presentation.

CDS Staff Planner, **Mackenzie Moynihan** read portions of her staff report and submitted **Exhibit A** into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened Hearing for Applicant Presentation.

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

Chair opened Hearing for Public Testimony.

No Public Testimony.

Chair opened Hearing for Planning Commission Deliberation and Motion.

Black stated he feels he would be inconsistent if the Board approved this and denied the last project.

Fuller stated that's his problem as well, it's the same thing we just denied.

Grant stated we have to have the ability to take things by a case by case basis.

Fuller stated we are, its just when you look at two things that are identical.

Larry Fuller moved to pass forward Graham Rezone (Z-08-02) to the Board of County Commissioner's with a recommendation of denial. David Black seconded and the motion passed 3/1 with Jason Grant declining.

Moynihan stated short plats are administratively approved so you don't have to make a motion for the short plat.

Findings of Fact will be brought back to June 10, 2008 Planning Commission meeting.

Next regularly scheduled meeting is June 10, 2008 at 6:30 p.m. at the Commissioner's Auditorium.

Meeting adjourned at 9:23 p.m.



Lindsay Watkins, Planning Commission Clerk