

**KITTITAS COUNTY PLANNING COMMISSION MEETING**

**Tuesday, October 14, 2008 @ 6:30 pm**

**COMMISSIONERS' AUDITORIUM**

**205 W. Fifth Street, Ellensburg**

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

**Chair Clark** called the meeting to order at 6:30 pm.

Those present: Chair Grant Clark, Brian Cullinane, Rob Fraser and Jason Grant.

Those absent: Kim Green.

Also present: Staff Planners Dan Valoff, Scott Turnbull, Mackenzie Moynihan and Trudie Pettit, Public Works Planner Christina Wollman, and approximately 5 individuals representing the applicants and public interest.

**II. Correspondence – No correspondence.**

**III. Minutes – July 22, 2008 meeting**

**Jason Grant moved to approve the July 22, 2008 minutes as written. Grant Clark seconded and the motion carried with all in favor.**

**IV. Old Business**

**Turnbull** stated the last item on the agenda Lake Shore Meadows Performance Based Cluster Plat (P-08-09) has been pulled and the project has been heard by the Hearing Examiner. Also, **Turnbull** stated November 5, 2008 we will be having a meeting to hear the Comp Plan Amendments and the next meeting will be November 17, 2008 due to the holiday falling on the normal second Tuesday which in the bylaws it states if a meeting falls on a holiday the meeting shall be scheduled for the following Monday.

- A. Finley Rezone (Z-08-04) and Finley Preliminary Plat (P-08-05) continued from June 10, 2008 to June 24, 2008 to July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- B. Schmaus #4 Preliminary Plat (P-07-55) continued from June 24, 2008 to July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- C. Saddle Rock Estates Preliminary Plat (LP-08-11) continued from June 24, 2008 to July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- D. Fircrest Performance Based Cluster Plat (P-07-27) continued from June 24, 2008 to July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- E. Orcutt Preliminary Plat (P-08-08) continued from July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- F. Sun Country Highlands Performance Based Cluster Plat (P-08-07) continued from July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- G. Firkins Rezone (Z-08-01) and Firkins Preliminary Plat (P-08-02) – Remand from the Board of County Commissioners continued from July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Jason Grant moved to approve the Findings of Fact. Grant Clark seconded and the motion carried with a 2/0/2 poll of the Board with Brian Cullinane and Rob Fraser abstaining.**

- H. Tumbling Ridge PUD Rezone (Z-07-16) and Preliminary Plat (P-07-61) continued from June 24, 2008 to July 8, 2008 to July 22, 2008 to August 12, 2008 to August 26, 2008 to September 9, 2008 to September 23, 2008 to October 14, 2008.**

**Chair opened the hearing to Planning Commission Deliberation and Motion.**

**Clark** stated we already heard the staff and applicant presentations and took public testimony, due to the volume of written testimony we continued deliberation to the next meeting. **Clark** clarified the project and asked if the members wanted to go through the 7 criteria for a rezone.

**Grant** stated he is having a hard time with remembering some of the testimony.

**Valoff** gave a brief overview of the project and the public testimony given.

Board members went through the 7 criteria for a rezone.

**Clark** and **Grant** agreed it met criteria #1.

**Clark** stated we have discussed the water issue at length, he was not thrilled with the layout of the roads but it does not create a public safety, health or welfare issue.

**Clark** and **Grant** agreed it met criteria #3.

**Clark** stated on criteria #4 he does not agree that there is a need for additional property in that zone but there is a change in circumstance with the development that has gone up in that area and it is probably reasonable for development so it meets that criteria.

**Clark** stated the steepness of the property could pose some challenges for development but that he does not think it is unsuitable for that type of development.

**Grant** stated he agrees, the terrain is reasonable given the amount of development in that area already.

**Clark** stated on criteria #6 there was some testimony from Suncadia objecting to it.

**Grant** stated he thought they were here because they thought they needed to be here.

**Clark** stated the property is not in an irrigation district so it does not create any irrigation issues.

**Jason Grant** moved to pass the **Tumbling Ridge PUD Rezone (Z-07-16)** forward to the Board of County Commissioners with a recommendation of approval. **Grant Clark** seconded and the motion carried with a 2/0/2 poll of the Board with **Brian Cullinane** and **Rob Fraser** abstaining.

**Clark** stated he does have some issues with the access and steepness of the site but this is one of those plats he conceptionally does not like but he is not an expert in that area and it looks like what they proposed is possible.

**Grant Clark** moved to pass the **Tumbling Ridge Preliminary Plat (P-07-61)** forward to the Board of County Commissioners with a recommendation of approval. **Jason Grant** seconded and the motion carried with a 2/0/2 poll of the Board with **Brian Cullinane** and **Rob Fraser** abstaining.

**Valoff** asked for the Board to accept the Findings of Fact in the staff report due to the timeliness and allow the clerk to sign for the Chair.

**Jason Grant** moved to accept the Findings of Fact. **Grant Clark** seconded and the motion carried with a 2/0/2 poll of the Board with **Brian Cullinane** and **Rob Fraser** abstaining.

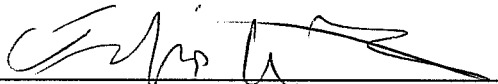
**Cullinane** stated the reason for him abstaining tonight is because he was not here for the previous public testimony and it would be improper for him to vote on any of these tonight.

**Fraser** stated that goes for him as well.

**V. New Business – None**

Next regularly scheduled meeting is October 28, 2008 at 6:30 pm in the Commissioner's Auditorium.

**Meeting was adjourned at 7:05 pm.**



**Trudie Pettit, Planning Commission Clerk**