

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, April 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, Larry Fuller, Kim Green, Grant Clark, Jason Grant, Matt Anderson

Also present: CDS Assistant Director Allison Kimball, CDS Staff Planners Scott Turnbull, Joanna Valencia, and Dan Valoff, Public Works Planners Christina Wollman, Clerk Lindsay Watkins and approximately 10 individuals representing applicants and public interest.

II. Correspondence –

No Correspondence

III. Approval of Minutes

Kim Green moved to approve the Kittitas County Joint Wind Farm minutes as written. **Matt Anderson** seconded and the motion carried with all in favor.

Matt Anderson moved to approve March 25, 2008 Planning Commission minutes as written. **Larry Fuller** seconded and the motion carried with all in favor.

IV. Old Business

A. Crowe Plat (P-07-51)

Chair opened the hearing to Findings of Fact.

Larry Fuller moved to pass forward Crowe Preliminary Plat (P-07-51) to the Board of County Commissioners for a recommendation of approval. **Matt Anderson** seconded and the motion passed with all in favor.

B. Manna Funding Rezone (Z-06-46) Remand

Chair opened the hearing to Findings of Fact.

Larry Fuller moved to pass forward Manna Funding Rezone (Z-06-46) to the Board of County Commissioners for a recommendation of approval. **Matt Anderson** seconded and the motion passed with all in favor.

C. Vantage Wind Power Project (File No. WSA-07-01)

Chair opened Hearing for Planning Commission Deliberation.

CDS Staff Planner, **Joanna Valencia** submitted **Exhibit A** into the record.

Clark stated he would like state into the record that he will be abstaining to the deliberation and motion because he was not at the Joint Wind Farm Hearing on March 12, 2008.

Green stated she doesn't have a problem with the project as long as the developers follow through with the Department of Ecology Study.

Fuller stated he agrees with Green.

Anderson asked if the project was to fail, how would the removal of the towers work.

Valencia stated that process is in the Development Agreement.

Fuller asked if there is damage done to the roads while hauling in the heavy equipment will the roads be repaired.

Valencia stated that is also in the SEPA Mitigation and as well in the Development Agreement to further clarify those concerns.

Anderson asked if there has been any change in the relationship between Vantage Wind Farm Project and Solid Waste.

Valencia stated there hasn't been any changes to that.

Kim Green moved to pass forward Vantage Wind Farm Project (File No. WSA-07-01) to the Board of County Commissioners for recommendation of approval. Matt Anderson seconded and the motion passed 5/0/1 with Grant Clark abstaining.

Chair opened Hearing for Findings of Fact.

Planning Commission passed Findings of Fact for Vantage Wind Farm Project (WSA-07-07).

V. New Business

A. Lindley's Addition Preliminary Plat (P-07-39)

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, 108 E 2nd Street, Cle Elum, WA 98922, representing applicant, stated he agrees with the staff report and presentation and gave a brief overview of the project and submitted **Exhibit A**.

Chair opened Hearing for Public Testimony.

Catherine Clerf, 60 Moe Road, Ellensburg, WA 98926, stated it distresses her that her County wants to follow in the footsteps of the poor decision made in States of California, Nevada, Arizona, New Mexico that allow people to build on more than 12% grade roads to get to their home, be outside of Fire District, and abut a Commercial Forest. To get to the Lindley property is more than a 12% grade road.

Scott Lindley, 411 E. 1st street, Cle Elum, WA 98922, landowner stated there is a Homeowners Association in existence for plows to come plow the road and the roads were accessible this winter and he is not aware of any incidents of vehicles getting up the road.

Paula Thompson, 551 Goodwin Road, Thorp, WA 98946, stated the area is not very good access and if you try to get a fire truck or emergency vehicle up the road in the winter they can't make it up it's too slick.

Goodrich stated the landowners are going to have to go through a whole process with the county where they are going to have to do site visits, planning, and the variance for the road was approved by the County Fire Marshal. Goodrich also stated he has seen trucks go up the road all winter.

Chair opened Hearing for Planning Commission Deliberation.

Kim Green moved to pass forward Lindley’s Addition Preliminary Plat (P-07-39) to the Board of County Commissioners for a recommendation of approval. Matt Anderson seconded and the motion passed with a 4/2 vote with David Black and Larry Fuller declining.

Finding of Fact will be brought back to the April 22, 2008 meeting.

Next regularly scheduled meeting is April 22, 2008 at 6:30 p.m. at the Commissioners Auditorium.

Meeting was adjourned at 7:24 p.m.

Lindsay Watkins, Planning Commission Clerk