

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, November 27, 2007 @ 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.

Also present: CDS Director Darryl Piercy, CDS Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Dan Valoff, Mike Elkins, Mackenzie Moynihan and Joanna Valencia, Public Works Planners Christina Wollman and Randy Carbary, Clerk Trudie Pettit, and approximately 21 individuals representing applicants and public interest.

Black stated Grandpa's Ranch Rezone (Z-07-42) is going to be continued until January 8, 2008.

II. Correspondence

Clerk reported no correspondence.

III. Approval of Minutes

Grant Clark moved to approve the November 13, 2007 minutes as written. **Kim Green** seconded and the motion carried with all in favor.

IV. Old Business

A. Timber Heights Preliminary Plat (P-07-43)

Chair opened the hearing to Board approval of Findings of Fact.

Grant Clark moved to approve the Findings of Fact as written. **Kim Green** seconded and the motion carried with all in favor.

B. Airport Highlands Plat (P-07-29)

Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to approve the Findings of Fact as written. **Larry Fuller** seconded and the motion carried with all in favor.

C. Central Cascade Land Company Rezone (Z-07-02)

Chair opened the hearing to Board approval of Findings of Fact.

Larry Fuller moved to approve the Findings of Fact as written. **Grant Clark** seconded and the motion carried with all in favor.

D. Gigstead PUD Rezone (Z-07-14) and Mission View Meadows Plat (P-07-45)

Chair opened the hearing to Board approval of Findings of Fact.

Grant Clark moved to approve the Findings of Fact as written. Larry Fuller seconded and the motion carried with all in favor.

E. Zahajko Plat (P-07-05)

Chair opened the hearing to Board approval of Findings of Fact.

Kim Green moved to approve the Findings of Fact as written. Grant Clark seconded and the motion carried with all in favor.

F. Happy Trails Preliminary Plat (P-06-38)

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.

Chair opened the hearing to Applicant

Jeff Slothower, 201 W 7th Ave, Ellensburg, WA, 98926, representing the applicant, stated he agrees with the staff report and presentation and agrees with the suggested conditions and gave a brief overview of the project and submitted into the record **Exhibit A**.

Black stated the easement should be done through the covenant not through a plat note.

Clark asked about the damaged irrigation line.

Slothower stated he thinks it has been repaired.

Clark asked if the damaged pipeline serves this plat.

Slothower stated no it goes through this plat but does not supply water to this plat.

Chris Cruse, 217 E 4th, Ellensburg, WA, 98926, representing the applicant, stated this is part of a community irrigation system and this pipeline waters property to the south.

Fuller asked if the plat was resubmitted since last year.

Turnbull stated no it was submitted when the property was zoned suburban and now the property is zoned rural residential and stated the project will apply under the suburban rules.

Chair opened the hearing to Public Testimony.

Paula Thompson, 551 Goodwin Road, Thorp, WA, 98946, stated the zone has been found non-compliant and should be denied based on that fact and explained why.

Jimmie Applegate, 1511 Kittitas Highway, Ellensburg, WA, 98926, stated his concerns with the plat requests the irrigation pipeline be moved and submitted into the record **Exhibit B**.

Sabine Applegate, 1511 Kittitas Highway, Ellensburg, WA, 98926, read into the record a letter from Ellensburg Water Company and submitted into the record that letter as **Exhibit C**.

Clark stated his concerns with moving the pipe to the west.

Jimmie Applegate, stated Mr. Browne has indicated he is willing to work with the shareholders for an appropriate location for the pipe.

Virginia Gunderson, 1531 Kittitas Hwy, Ellensburg, WA, 98926, stated her concerns with the irrigation water and submitted into the record **Exhibit D**.

Doug Ruider, 1535 Kittitas Hwy, Ellensburg, WA, 98926, stated his concerns with the irrigation water and submitted into the record **Exhibit E**.

Black asked if he had a problem with the plat if the irrigation line was moved to the west.

Ruider stated his biggest concern is the irrigation but making sure the well meets all the rules and regulations.

Clark asked about the options for conditioning this application for irrigation.

Piercy stated this application was submitted before the code update in July so this application has to be reviewed under that code that was in place at the time of application.

Clark asked what the options are for the irrigation system.

Piercy stated the state law does apply and that states there shall be no hindrance of irrigation deliveries and in this case there is an opportunity to ask the applicant to respond.

Clark asked who would be responsible for the cost of moving the irrigation line.

Piercy stated the applicant.

Fuller asked about the public water system proposed.

Piercy stated this is a subdivision that is going through the public process.

Green asked if Ellensburg Water Company would allow the pipe to be moved.

Chris Cruse stated Ellensburg Water Company can require anything because they have to sign off on the final plat.

Slothower stated they don't have the ability to move the pipeline off the plat and suggests adding a condition on the face of the plat regarding the irrigation and have Ellensburg Water Company sign off on the plat to make sure it is done to their satisfaction.

Fuller asked if the people on the plat would be adverse to putting a fence so they can't build or anything on the easement.

Slothower stated we can do that or move the easement to the end of the plat if all the people that have a right to that easement agree.

Green asked if Ellensburg Water Company owns the easement.

Slothower stated he does not know who owns the easement.

Chair opened the hearing to Planning Commission deliberation and motion.

Black stated he would only vote for this application if the condition was added that the Ellensburg Water Company was satisfied.

Clark stated his concern with this not being addressed by the separate plat and we need to make sure the Ellensburg Water Company addresses this issue because this should have been done earlier on a separate plat.

Fuller stated he got out of the letter they are going to move this pipe.

Clark stated he just wants to make sure the condition is strong enough.

Black stated going to the Ellensburg Water Company and insist that this condition be done.

Green asked about adding this to the CCNR's.

Slothower stated there is going to be additional covenances and this could be added.

Black stated you don't always get a copy of the face of the plat so they won't always see the irrigation requirement.

Fuller stated he would not rely on people getting a copy of the face of the plat.

Piercy stated if you put a condition on the plat that is enforceable by the Code Enforcement in the County; if you put it in the covenant the County can not and will not enforce those conditions.

Green stated she does not have a problem with the plat as long as the condition is placed on the face of the plat.

Kim Green moved to pass forward Happy Trails Preliminary Plat (P-06-38) to the Board of County Commissioners with a recommendation of approval with the condition that Ellensburg Water Company must sign off on the plat. Larry Fuller seconded and the motion carried with a 4/0 poll of the Board.

Findings of Fact will be brought back to the December 17, 2007 meeting for board approval.

V. New Business

A. Taylor 14-Lot Performance Based Cluster Plat (P-07-26), Gleason 14-Lot Performance Based Cluster Plat (P-07-24), Fremmerlid 14-Lot Performance Based Cluster Plat (P-07-34), Cameron 14-Lot Performance Based Cluster Plat (P-07-36)

Chair opened the hearing to Staff Presentation.

Valencia stated these projects have been reviewed cumulatively and will present one staff presentation that will cover all the projects and conduct separate deliberations and decisions.

Staff Planner, **Joanna Valencia** read portions of her 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**.

Green asked about the letter regarding the water rights.

Valencia stated the applicant can address that.

Fuller asked about the location of the septic system in relation to the open space.

Valencia gave clarification of the letter from Joe Gilbert the Kittitas County Environmental Health Specialist.

Fuller asked about putting the septic system in the open space and floodplain.

Valencia stated yes, they can put the septic system in the floodplain according to the Cluster Platting Code.

Piercy gave clarification on the mitigation the County came up with and stated the applicants will have to prove water rights before final plat approval and that fire flow will be required as an element of this project.

Fuller asked where they are going to get the water for fire flow.

Piercy stated they will have to prove water rights prior to final approval.

Chair opened the hearing to Applicant

Noah Goodrich, 108 E 2nd Ave, Cle Elum, WA, 98922, Encompass Engineering and Surveying, gave an overview of the projects in a PowerPoint presentation and submitted a map into the record as **Exhibit G**.

David Gleason, PO Box 1321, Maple Valley, WA, 90838, applicant, stated they have senior water rights and they will have to be transferred out of the trust and gave an overview of the project.

Chair opened the hearing to Public Testimony.

Melissa Bates, 120 Elk Haven Road, Cle Elum, WA, 98922, representing herself, stated her concerns with the projects and submitted into the record **Exhibit C**.

Roger Olsen, 2130 Nelson Siding Road, Cle Elum, WA 98922, representing himself and the Kittitas County Conservation Coalition, stated his concerns with the projects and submitted into the record **Exhibit D**.

James Carmody, PO Box 22550, Yakima, WA, 98907, representing surrounding landowners, stated the concerns with the applications and submitted into the record **Exhibits E and F**.

Randy Baseler, 12546 206th Place SE, Issaquah, WA, 98027, representing property owners that are adjacent across the roadway, stated his concerns with the water and septic systems in the floodplain.

Bill Sparks, 691 Quail Drive, Cle Elum, WA, 98922, representing himself, stated his concerns with the projects.

Paula Thompson, 551 Goodwin Road, Thorp, WA, 98946, representing herself, stated her concerns with the applications and that urban should not be dominating this area, it should be rural.

David Gleason, PO Box 1321, Maple Valley, WA, 90838, applicant, rebutted the public testimony and stated this property does have water rights and asked to have the opportunity to fulfill the requirements that would be given at preliminary approval.

Chair opened the hearing to Planning Commission deliberation and motion.

Clark stated he would like to continue these projects to allow for sufficient time to review the comments received tonight and the information submitted tonight.

Black stated he would like to continue the hearing to December 17, 2007 for deliberation and decision.

Piercy stated he would like the commission to continue the projects if needed with all the testimony and information submitted.


Black stated the projects will be continued to 6:30, December 17, 2007.

Piercy stated with all the testimony tonight the commission might want to extend the comment period.

Black stated the comment period will be extended until Friday, November 30, 2007 at noon.

The Planning Commission meeting was adjourned at 9:40 p.m.

The next regularly scheduled meeting is December 17, 2007 at 6:30 p.m. in the Commissioner's Auditorium.



Trudie Pettit, Planning Commission Clerk