

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, September 26, 2006 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM
205 W. Fifth Street, Ellensburg

Those present: Chairman David Black, Doug Harris, Grant Clark, and Don Williamson,

Also present: Community Development Services Director Darryl Piercy, Staff Planners Noah Goodrich, Joanna Valencia, Patrick Butler and Scott Turnbull, Public Works Randy Carbary, CDS Permit Tech Amber Green, Planning Commission Clerk Susan Barret and approximately 50 individuals representing applicant and public interest.

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

II. Correspondence – none presented.

III. Approval of Minutes

Don Williamson moved to accept the minutes for August, 15, 24, and 29, 2006 meetings as written. Doug Harris seconded and the motion carried with all in favor.

IV. Old Business

A. VANTAGE BAY REZONE (Z-06-25) AND PRELIMINARY PLAT (P-06-26)

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that this project without parks and recreation facility puts a substantial strain on the already existing park system. **Clark** stated that they need to provide amenities, and questioned what provisions have been made for school children and transportation. **Black** brought up the water storage tank and negotiations on closing the ravine. **Williamson** stated that there need to be a few loop holes close before it should be considered a viable project.

Piercy stated that there was no correspondence from the Kittitas School District in response to the notification and that it is anticipated that this development would be for part time recreational use. He stated that the Planning Commission could remand this project back to staff to resolve specific issues. There was discussion over the process and the sub area plan. **Harris** stated he would like to pass this forward to the Board of County Commissioners with a recommendation for denial. **Williamson** stated that you run the risk of having the Board of County Commissioners pass it forward. **Clark** stated this seems to be a viable plan with issues, density and amenities in particular, that need to be addressed. He suggests the project be remanded back to CDS.

Harris made a motion to pass VANTAGE BAY REZONE (Z-06-25) AND PRELIMINARY PLAT (P-06-26) forward to the Board of County Commissioners with a recommendation of denial. Don Williamson seconded and the motion carried with a 3/1 poll of the board. Clark voted against denial with the opinion that it should be remanded back to CDS staff.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

B. PARKER'S SECRET VALLEY PRELIMINARY PLAT (P-06-29)

The Chair opened the hearing to Staff presentation; Staff Planner Patrick Butler presented Goodrich's staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Glen Parker, PO Box 13, Snoqualmie Pass, stated that they have water and road access and access to the John Wayne Trail.

The Chair opened the hearing to Public testimony

Roger Olson, 2130 Nelson Siding Road, voiced concern with the proposed build up of the area. Then he spoke to the Comprehensive Plan and the Growth Management Act.

The Chair opened the hearing to Planning Commission deliberation and motion

Clark stated it seemed like a straight forward proposal. **Williamson** questioned the memo from Public Works. **Piercy** clarified the memo recommended conditions to move the project forward.

Grant Clark moved to pass the PARKER'S SECRET VALLEY PRELIMINARY PLAT (P-06-29) forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the addition of a seventh and eighth finding.

IV. New Business

A. WILSON, CALAWAY AND BARBER REZONE Z-06-08

The Chair opened the hearing to Staff presentation; Staff Planner Patrick Butler presented Goodrich's staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Jeff Slothower, 201 W. 7th Avenue, Ellensburg, submitted **Exhibit A**, pointed out the surrounding area and zones; addressed comment letters and the SEPA mitigation by stating that any future development would trigger a SEPA review.

The Chair opened the hearing to Public testimony

Paula Thompson, 551 Goodwin Road, Thorp, corrected the record by stating the Brunson Rezone has been challenged and there is an appeal on the project. She spoke to the expansion of Ellensburg and stated this is another piece meal change resulting in a loss of agricultural lands.

Slothower rebutted that this is logical, proper expansion and planning from the city outward.

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson stated that this is piece meal rezoning and should be left as ag-20, once it is zoned 3 acres it will be developed. **Black** noted that there are many small lots in the area and that this is a logical extension. **Harris** stated his agreement with both Black and Williamson. **Williamson** stated that this is probably a logical move but he doesn't want to see it happen. The Planning Commission reviewed the seven criteria. **Williamson** stated that the rezone is not needed nor is there a change in circumstance. **Williamson** brought up the drain issue as a point of concern that should be conditioned and mitigated.

David Black moved to pass the WILSON, CALAWAY AND BARBER REZONE Z-06-08 forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 3/1 poll of the board, with Williamson voting against.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the additional findings.

B. RANCH ON SWAUK CREEK REZONE Z-06-27 AND PRELIMINARY PLAT P-06-27

The Chair opened the hearing to Staff presentation; Staff Planner Joanna Valencia presented her staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Chad Bala, TerraDesignGroup, presented a Power Point presentation, Submitted it into the record as **Exhibit B-1** (paper copy) and **B-2** (CD copy) and **B-3** (large Area Map) and **Exhibit C-** White paper of New Subdivisions Increase Taxes In Excess of Increased Costs to the County. **Black** asked if the recreational zone would be for public use or just residential. **Bala** stated this is an undecided issue due to liability.

Mark Nelson, 108 E. Idaho Avenue, Ellensburg, LCU Inc. Ronald, gave specific details of the planned waste water treatment process, pertinent requirements, environmental impacts and uses of the reclaimed water.

Ken Ratliff, engineer for LCU Ronald, spoke to the reclaimed water technology stating that it is cutting edge technology with a small footprint. Then he gave specific details to the water plan including details on the existing well and the plan to combine with an existing class A system; water rights are a 1000 acre feet; and stated there are enough water rights for the planned agricultural and residential needs. **Williamson** asked for fire suppression plans. **Ratliff** stated that hydrants are planned and will be rough plumbed.

Catherine Dunn, TerraDesignGroup, read testimony into the record, submitted as **Exhibit D**.

Chery Varnum, employee of the Ranch on Swauk Creek, addressed the plan for activities including parks, equestrian areas, cross country trails, putting greens, sledding hills. She addressed the area schools and busing plans.

Black questioned the availability of the trails and connectivity. **Bala** responded that there have been discussions with adjacent property owner Bruce Coe.

The Chair opened the hearing to Public testimony.

Bruce Coe, 3942 Hidden Valley Road, Cle Elum, stated that he is the closest neighbor and supports this development he gave a brief history on Swauk Creek and the conservation easements along this area. He stated that the public should not be allowed access to this development as the public will do more harm than good; the land owners should be able to enjoy it and the public will get secondary benefit.

Roger Olson, 2130 Nelson Siding Road, stated he likes the idea but had concerns on the Growth Management Act compliance and concern for the schools.

Lila Hanson read testimony into the record, submitted as **Exhibit E**. she suggested specific conditions that she would like added and stated her confidence that this can be worked out with the developer.

Jan Sharar, 390 Cattail Road, Ellensburg, stated that if it must be developed she is happy to see it done by this developer. She voiced concerns over “Brown Water” and the aquifer recharge.

Clint Perry, TerraDesignGroup, spoke to fire protection requirements and the plan to put in pipes and all in preparation for the Class A system. He addressed the Class A reclaim water by stating it is safe and legal for human contact, as per the Department of Health. He described what the reclaim building would look like and it’s small foot print and the intent is to put it in a structure that looks like a barn.

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, submitted a memo and drawing addressing Lila Hanson cul-de-sac concerns, **Exhibit F**. He addressed comments on water supply, property buffer and Jan Sharar ground water comments. He has hired someone to look to look into the area ground water. Deneen then reviewed the water rights of the property and explained zero lot lines and the intent to create a live on your deck system. Submitted additional maps as Exhibit G-1 & G-2.

Bruce Coe, 3942 Hidden Valley Road, Cle Elum clarified ground water issue by stating that the water that would serve this development is hydrologically contiguous with the surface water of the Swauk Creek.

The Chair opened the hearing to Planning Commission deliberation and motion

Harris commended the applicant for the excellent presentation and stated that the proposal meets all the criteria. **Clark** concurred. **Williamson** voiced concern with the Department of Ecology letter and the lack of information addressing those concerns. **Harris** suggested that these concerns were addressed with the creek buffer zone and the work being done with other agencies. **Piercy** suggested that the commission look to the SEPA documents and the comprehensive set of mitigated measures set forth.

David Black moved to pass the RANCH ON SWAUK CREEK REZONE Z-06-27 AND PRELIMINARY PLAT P-06-27 forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact.

C. STEWARD REZONE Z-06-20

The Chair opened the hearing to Staff presentation; Staff Planner Patrick Butler presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Jeff Slothower, 201 W. 7th Avenue, Ellensburg, addressed the information packet, **Exhibit H**, and requested the adoption of Catherine Dunn comments on the tax base, **Exhibit D**.

The Chair opened the hearing to Public testimony.

Paula Thompson, 551 Goodwin Road, Thorp, representing Kittitas County Conservation Coalition read into the record her testimony, submitted as **Exhibit I**.

Larry Bland, 3440 Manastash Road, Ellensburg, stated that he has been farming for 50 years and would like to stay in business. He stated that the road is getting really busy and becoming a significant danger when moving equipment. He addressed the water by stating that they have had to drill four wells in the last nine years, but the well before that time lasted over 40 years, this has become a major concern. He said that if rezones keep getting approved it will put them out of business. **Black** asked the size of his property and location of the lands. **Bland** gave details and pointed them out on the map.

Kim Green, 330 Susan Road, Ellensburg, commented on the impact of the roads and neighbors on the water supply. She stated that the wells in the area are shallow and with the increase in development there have been increased water and traffic problems. She stated that these county roads are not designed for that kind of traffic and there are not enough deputy sheriffs to patrol this area.

Larry Lovelace, 349 Susan Road, Ellensburg, stated that the biggest traffic problem is area construction, trouble with kids on ATVs, and the road not wide enough to be a public road. Water is another big problem and that the original plan for the development in the area was supposed to be a community well system. **Black** asked if there was a cul-de-sac. **Lovelace** stated that it is a wide spot in the road where the private road begins.

Jan Sharar, representing Kittitas County Conservation Coalition read into the record her testimony, submitted as **Exhibit J-1 and J-2**.

Harriet Bland, 3440 Manastash Road, Ellensburg, reiterated testimony on the danger of the roads and moving equipment. She asked that the commission consider the Agricultural side of this issue.

Charles Steward, 4031 Manastash Road, Ellensburg, stated that he agrees with the Blands on the agricultural issues but stated that change is inevitable. He addressed the previous lands he has sold and the attempts to keep the road dead ended to keep traffic down. And spoke to the conservation efforts that they have engaged in on their own property. He stated that he has always tried to be a good neighbor and tried to keep the land in a natural state.

Jean Skibenness, 2161 Strande Road, Ellensburg, elaborated on Kim Green testimony and stated that they worked long and hard to get the speed limit down to 35 MPH and stated that there is a huge problem with the roads and wells in the area.

Slothower submitted well logs as **Exhibits K** and stated that this project went through a SEPA review process and received a Mitigated Determination of Non-Significance. If there is a project in the future it will be subject to SEPA review. He addressed water concerns, wells, the right to farm, and spoke to the prejudging of the applicant, pointing out the way that he has held the land and maintained it, there is no reason to speculate that this area will be built out to the maximum. Slothower then rebutted the Growth Management Act testimony and stated that the decision on this application must be made on the current laws and comprehensive plan as it is today.

The Chair opened the hearing to Planning Commission deliberation and motion

Harris stated that this is a very large area to take out of agricultural, roads are a major concern, and that he would like to see this set aside until after the comprehensive plan hearings are complete. **Williamson** voiced his agreement with Harris and stated that he has lived out there and is very familiar with the water issues and dangerous road situation.

Don Williamson moved to pass the STEWARD REZONE Z-06-20 forward to the Board of County Commissioners with a recommendation for denial. Doug Harris seconded and the motion passed with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with the additional findings.

D. GREEN CANYON REZONE Z-06-21

The Chair opened the hearing to Staff presentation; Staff Planner Scott Turnbull presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Don Kuehn, 1703 NW Greenbrier Way, Seattle, stated his reasons for rezone. **Black** questioned the available water on the subject property. **Harris** questioned the applicant for additional information on slope and intended home sites. **Kuehn** briefly addressed the questions and submitted **Exhibit L-Private Road Certification**.

The Chair opened the hearing to Public testimony

Black asked Randy Carbary to speak to the roads and certification. **Williamson** asked about the current standard and potential for build out. **Carbary** responded with the road specifications, gave possible scenarios based of potential build out and stated that topography will be a consideration.

The Chair opened the hearing to Planning Commission deliberation and motion

The Planning Commission reviewed the seven criteria for rezone.

Grant Clark moved to pass the GREEN CANYON REZONE Z-06-21 forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with additional findings.

D. WHITELAW PLAT P-06-25

The Chair opened the hearing to Staff presentation; Staff Planner Patrick Butler presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Chuck Cruse, 217 E. 4th Avenue, Ellensburg, Cruse and Associates, stated that sites have been configured to assure that there is a buildable site on each of the 3-acre parcels with adequate access and proposed individual well and septic. **Clark** questioned the access and how many lots will be served off this road. **Cruse** stated that they are not at the threshold.

The Chair opened the hearing to Public testimony. No public testimony was heard.

The Chair opened the hearing to Planning Commission deliberation and motion

David Black moved to pass the WHITELAW PLAT P-06-25 forward to the Board of County Commissioners with a recommendation for approval. Don Williamson seconded and the motion passed with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact with amendments.

E. TIMBER COVE PERFORMANCE BASED CLUSTER PLAT P-06-24

The Chair opened the hearing to Staff presentation; Staff Planner Patrick Butler presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Wayne Nelson, 301 West First Street, Cle Elum, representing the applicant, concurred with the staff report and the proposed conditions of approval. He spoke to the possible build out and the new Cluster Plat code revisions. He submitted Water Well Reports, site evaluation for test holes, details of lot line, roads & utilities, Archaeological Review and Inventory, Department of Natural Resources Forest Practices Application/Notification Notice of Decision, five comment letters, and Findings of Fact submitted as **Exhibit M**. He reviewed some of the mitigated measures. **Clark** questioned the bonus density. **Nelson** responded that this was reserved development track and clearly separate. **Clark** questioned if the road placement was due to topography. Further discussion ensued related to topography.

The Chair opened the hearing to Public testimony. No public testimony was heard.

The Chair opened the hearing to Planning Commission deliberation and motion

Grant Clark moved to pass the TIMBER COVE PERFORMANCE BASED CLUSTER PLAT P-06-24 forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 4/0 poll of the board.

The Planning Commission voted 4/0 to approve the suggested Findings of Fact

With no further business before the Planning Commission the meeting was adjourned at 11:30 p.m. The next scheduled meeting is October 10, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Susan Barret, Planning Commission Clerk