

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, October 24, 2006 @ 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, Doug Harris, Grant Clark, Don Williamson, and Scott Perna.

Also present: Staff Planners Patrick Butler and Scott Turnbull, CDS Administrative Assistant Mandy Weed, Planning Commission Clerk Trudie Pettit and approximately 14 individuals representing applicant and public interest.

Patrick **Butler** stated that Hex Mountain Plat (P-06-32) will need to be removed from the agenda because we did not receive any comments from the Public Works Department.

Staff Planner, Scott **Turnbull** stated that he was asked by CDS Director Darryl Piercy for the board to consider the December 26, 2006 meeting as the date is for the day after Christmas. The board then voted to not hold a meeting on that date and to move any items scheduled for that date to the first meeting date in January.

II. Correspondence – No Correspondence

III. Approval of Minutes

Chairman **Black** stated that the minutes will be moved to the next meeting.

IV. Old Business. No old business.

V. New Business

A. Pine Prairie Rezone Z-06-12

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

Catherine Dunn, P.O. Box 1008, Cle Elum, representing DK Consultants Incorporated, presented a power point presentation, and submitted into the record as **Exhibit A-1** paper

copy and **Exhibit A-2** disk copy. **Dunn** stated the property is located in Horse Canyon Estates off Bettas road, and that it meets all criteria for a rezone and is consistent with the Comprehensive Plan.

Black asked where the property was located in relation to the drainage ditch. **Dunn** stated the drainage ditch does not run through the property.

Black asked if you take the property east of the access road off, how much property will be left. **Dunn** stated about 20 acres.

The Chair opened the hearing to Public Testimony

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, stated that he owns the 1000 acres around the property and is in support of the rezone.

The Chair opened the hearing to Planning Commission Deliberation

Harris stated he had no problems with the rezone.

Williamson asked if enforcing the CC&R's will become a legal matter. **Black** stated that it is not the county's responsibility to enforce the CC&R's.

Doug Harris made a motion to pass the Pine Prairie Rezone Z-06-12 forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact.

B. Sky Ridge Rezone Z-06-34

The Chair opened the hearing to Staff presentation

Staff Planner Scott **Turnbull** 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

Wayne Nelson, 301 W 1st Street #B, Cle Elum, representing the applicant. Presented a presentation and submitted into the record **Exhibit A**. **Nelson** confirmed the staff report and SEPA. **Nelson** stated there has been no adverse testimony from the public or adjacent land owners.

Harris asked if Creek Side Road and Sun Ridge Drive connect with Columbia Avenue. **Nelson** stated they do connect with Columbia Avenue. No comments have been received

from the City of Cle Elum regarding the roads. DOT has done a study and they are looking at potential intersection improvement.

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

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson stated his concerns about water. **Harris** stated that the county has no control over the water. **Black** stated he has received 5 letters and they all supported the rezone.

Grant Clark moved to pass the Sky Ridge Rezone Z-06-34 forward to the Board of County Commissioners with a recommendation for approval. Doug Harris seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the addition of an eleventh finding that states there was no adverse testimony.

C. Ragland Rezone Z-06-37

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

Chad Bala, TerraDesignGroup, presented a presentation and submitted into the record Exhibit **A-1**, White Paper New Subdivisions Increase Taxes In Excess of Increased Costs to the County, and **A-2**, paper copy of presentation. **Bala** stated this land is located next to a KRD canal but there is no irrigation on this property and this property is not prime agricultural ground. The presentation showed how the property meets the Rezone criteria and the Comprehensive Plan criteria.

The Chair opened the hearing to Public testimony

Pat Deneen, 1890 Nelson Siding Road, Cle Elum, stated that he supports this rezone.

The Chair opened the hearing to Planning Commission deliberation and motion

Williamson stated this is the kind of land that should be developed.

David Black moved to pass the Ragland Rezone Z-06-37 forward to the Board of County Commissioners with a recommendation for approval. Don Williamson seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact.

Chairman Black called for a ten minute break.

D. East Ridge Rezone Z-06-31

The Chair opened the hearing to Staff presentation

Staff Planner Patrick **Butler** presented his staff report by reading portions of it into the record, submitted into the record **Exhibit A**, emails of support. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to applicant presentation

Wayne Nelson, 301 W 1st Street #B, representing the applicant, stated he supports the staff report presented. **Nelson** stated that water supply has been questioned and extended hydro geological reports have been completed. **Nelson** stated no adverse comments have been received and that the property meets all criteria for a Rezone and the Comprehensive Plan.

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

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that his concern is that all of that property traffic drains into Columbia and Montgomery. **Nelson** stated those are the two primary roads that the traffic will drain into but that a secondary access is actively being looked at. **Butler** stated that comments from DOT have stated their concerns about traffic at the intersection of Columbia Avenue. **Black** stated that is a tremendous amount of property being developed and a lot of traffic to be routed down Montgomery and Columbia. **Williamson** stated leaving it would be most logical to leave the property as is. **Clark** stated similar areas have been rezoned and have not been developed. **Harris** stated his concerns about the road situation but to move forward and see how the county and city are going to handle the roads. **Pernaa** stated this will give the city and land owner opportunity for comment about rezone.

Don Williamson moved to pass the East Ridge Rezone Z-06-31 forward to the Board of County Commissioners with a recommendation for denial. Clark seconded and the motion passed with a 3/2 poll of the board.

Chairman Black stated that #8 of the Findings of Fact zone change does not meet the conditions of criteria. **Pernaa** and **Harris** voted against the denial because they believe the rezone does meet all criteria conditions.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact.

E. Callsvik/Scott Rezone Z-06-10

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

Phil Hess, P.O. Box 9, Cle Elum, representing the applicants, submitted into the record **Exhibit A**, letter of participation. **Hess** stated that the applicant's motive is to create one additional parcel on the Calsvik property, and 2 parcels on the Scott property.

Greg Calsvik, 8510 Lambert Road, applicant, presented a statement into the record as **Exhibit B**.

Alisa Scott, 2033 2nd Avenue #1403, Seattle, applicant, also resides at 7970 Lambert Road presented her statement.

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

The Chair opened the hearing to Planning Commission deliberation and motion

Doug Harris moved to pass the Calsvik/Scott Rezone Z-06-10 forward to the Board of County Commissioners with a recommendation for approval. Don Williamson seconded and the motion passed with a 5/0 poll of the board.

The Planning Commission voted 5/0 to approve the suggested Findings of Fact with the additional condition #11, there was no adverse public testimony.

With no further business before the Planning Commission the meeting was adjourned at 9:00 p.m. The next scheduled meeting is November 14, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk