

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Tuesday, February 13, 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, Matt Anderson, Kim Green, Rick Daugherty

Also present: Staff Planners Noah Goodrich and Scott Turnbull, Public Works Planner Christina Wollman, Planning Commission Clerk Trudie Pettit and approximately 5 individuals representing applicants and public interest.

II. Correspondence

Staff Planner Scott **Turnbull** stated CDS Director Darryl **Piercy** would like to schedule hearings the second week of April to discuss the Development Code Update.

Black asked how many meetings would be required.

Turnbull stated 3 or 4 and they would be at the fairgrounds or Hal Holmes.

Pettit submitted 2 letters from **David Taylor** regarding Sierra Group Holdings and Manna Funding rezones into the record as **Exhibits A** and **B**.

Black read the letters into the record.

Black stated the first three items on the agenda will be continued to February 27, 2007.

III. Approval of Minutes

Rick Daugherty moved to approve the minutes as written, **Matt Anderson** seconded and the motion carried with all in favor.

IV. Old Business

A. Whispering Spirits Plat (P-06-41)

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

Daugherty moved to accept the suggested Findings of Fact as written. **Green** seconded and the motion carried with all in favor.

B. Misty Mountain Rezone and Plat (Z-06-49, P-06-42)

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

Daugherty moved to approve the suggested Findings of Fact for the rezone and plat as written, **Green** seconded and the motion carried with all in favor.

Black moved to authorize the clerk to sign the Findings of Fact on the chairman's behalf. Motion carried with all in favor.

V. New Business

A. Storkson Preliminary Plat (P-06-44)

The Chair opened the hearing to Staff Presentation.

Staff Planner Scott **Turnbull** presented his staff report by reading portions of it into the record and submitted a map into the record as **Exhibit A**. Attached hereto and incorporated herein is a full copy of that Staff Report.

Daugherty asked about surrounding properties.

The Chair opened the hearing to Applicant Testimony.

Dave Nelson, Encompass Engineering and Surveying, representing the applicant, presented a power point presentation explaining the proposed plat and submitted a copy of that presentation into the record as **Exhibit B**.

Green asked about the access road.

Nelson stated the road would be a private road within the plat.

Anderson asked if **Nelson** had comments on the conditions CDS has placed on the project.

Nelson stated the area is mostly natural grasses, and water could be used to water flowers.

The Chair opened the hearing to Public Testimony.

Larry Fuller, 500 Hawk Haven Road, Cle Elum, WA, stated he has no problem with the project but questioned the Class B Well because it is now in the hands of the State. **Fuller** also stated his concerns with the Comprehensive Plan being under review and that all the projects being heard tonight could be reversed.

Black stated we could wait a long time for the review of the Comprehensive Plan.

The Chair opened the hearing to Planning Commission Deliberation.

Green stated she does not have a problem with the project.

Daugherty stated this is one of the better projects he has seen.

Rick Daugherty made a motion to pass the Storkson Preliminary Plat (P-06-44) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 4/0 poll of the board.

Black stated he would like to see the comment from **Fuller** on the Comprehensive Plan added as an additional Finding of Fact.

Findings of fact will be brought to the February 27, 2007 meeting for approval.

B. Annis Plat (P-06-40)

The Chair opened the hearing to Staff Presentation.

Staff Planner Scott **Turnbull** presented his staff report by reading portions of it into the record and submitted a map into the record at **Exhibit A**. Attached hereto and incorporated herein is a full copy of that Staff Report.

Anderson asked what made this project exempt from SEPA.

Turnbull stated this project is 2 lots and the threshold is 9.

The Chair opened the hearing to Applicant Testimony.

Mark Kirkpatrick, Encompass Engineering and Surveying, representing the applicant, presented a power point presentation explaining the project and submitted into the record a copy of the presentation as **Exhibit B**.

Daugherty asked if the septic system was going to be pump or gravity.

Kirkpatrick stated most of the systems in this area are pressure.

Black asked about the Public Works comments on the amount of lots on Morgan Creek Road.

Kirkpatrick stated Public Works does not limit the amount of tax lots to 40 lots but when the lots exceed 40 there must be a secondary access.

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

The Chair opened the hearing to Planning Commission Deliberation.

Black asked Public Works staff planner **Christina Wollman** about the comment Public Works made about the amount of tax lots on Morgan Creek Road.

Wollman stated **Kirkpatrick** is correct.

Kim Green made a motion to pass the **Annis Plat (P-06-40)** forward to the Board of County Commissioners with a recommendation of approval. **Matt Anderson** seconded and the motion carried with a 4/0 poll of the board.

Findings of fact will be brought to the February 27, 2007 meeting for approval.

C. Kenzie Corner Plat (P-06-39)

The Chair opened the hearing to Staff Presentation.

Staff planner Scott **Turnbull** presented his staff report by reading portions of it into the record and submitted 2 maps into the record as **Exhibit A** and **B**. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing to Applicant Testimony.

Dave Nelson, Encompass Engineering and Surveying, representing the applicant, presented a power point presentation explaining the plat and submitted a copy of that presentation into the record as **Exhibit C**.

Daugherty asked if any feasibility studies have been done.

Nelson stated the city made no comment regarding this project.

Staff planner Noah **Goodrich**, stated he was the planner on the Kenzie project and the city has no plans to bring this area into the city or upgrading to the roads anytime soon.

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

The Chair opened the hearing to Planning Commission Deliberation.

Green stated she has no concerns with the project.

Nelson stated the owner has talked about putting in a paved road.

Daugherty asked how many of the surrounding properties are going to be platted.

Nelson stated the Kendrick project which has already been completed.

Rick Daugherty moved to pass the Kenzie Corner Plat (P-06-39) forward to the Board of County Commissioners with a recommendation of approval. Kim Green seconded and the motion carried with a 4/0 poll of the board.

Findings of fact will be brought to the February 27, 2007 meeting for approval.

The Planning Commission meeting was adjourned at 7:45 p.m.

The next scheduled meeting is February 27, 2007 at 6:30 p.m. in the Commissioner's Auditorium.

Trudie Pettit, Planning Commission Clerk