

**KITTITAS COUNTY PLANNING COMMISSION MEETING**  
**Tuesday, June 13, 2006 @ 6:30 P.M.**

COMMISSIONER'S AUDITORIUM  
205 W. Fifth Street, Ellensburg

Those present: Vice-Chairman Doug Harris, Grant Clark, Don Williamson, and Scott Perna.

Also present: Community Development Services Director Darryl Piercy, Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Noah Goodrich, and Patrick Butler, Planning Commission Clerk Susan Barret and approximately 10 individuals representing applicant and public interest.

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

Having a quorum present the Chair called the meeting to order at 6:30 p.m.

**II. Correspondence** – none presented.

**III. Approval of Minutes**

**Grant Clark moved to accept the minutes for the May 23, 2006 meeting as written. Don Williamson seconded and the motion carried with a 3/0/1 vote of the board, with Perna abstaining.**

**IV. New Business**

**A. SUNCADIA PHASE 3 DIVISION 12**

**The Chair opened the hearing to Staff presentation;** Community Development Services Assistant Director Allison Kimball presented her staff report by reading 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.**

**Steve Lathorp**, 201 West 7<sup>th</sup> Ave., Ellensburg, representing the applicant, spoke of the project, noting this was originally two divisions but division 13 has been dropped; responded to the comment letter in relation to water rights.

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

**The Chair opened the hearing to Planning Commission deliberation and motion**

**Scott Perna made a motion to pass the SUNCADIA PHASE 3 DIVISION 12 forward to the Board of County Commissioners with a recommendation of approval. Grant Clark seconded and the motion carried with 4/0 a poll of the board.**

**B. BRUNSON REZONE Z-06-06**

**The Chair opened the hearing to Staff presentation;** Staff Planner Noah Goodrich 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 West 7<sup>th</sup> Ave., Ellensburg, submitted into the record **Exhibit A-1** letter dated June 9<sup>th</sup> from Lathrop, Winbauer, Harrel, Slothower, & Denison L.L.P. and **A-2** letter from Fire District 2.

**Jackie Brunson**, 1585 Tjossem Road, Ellensburg, property owners, read into the record Exhibit 2 Declaration of Jeff and Jackie Brunson previously submitted by Slothower as **Exhibit A-1**.

**Pernaa** questioned the loan payment breakdown.

**The Chair opened the hearing to Public testimony**

**Paula Thompson**, 551 Goodwin Road, Thorp, read into the record and submitted as **Exhibit B** Comments on Brunson Rezone.

**Slothower** rebutted public testimony, stating that the comments made may be relevant to the comprehensive plan review process, but not valid for this rezone which is compatible with the current comprehensive plan; he addressed cash flow loss; the speculative nature of intersection improvement needs at this stage; Spoke to the seven criteria stating that it meets all criteria.

**Darryl Piercy** stated for the record that there is a valid SEPA determination on file for this rezone.

**The Chair opened the hearing to Planning Commission deliberation and motion**

**Harris** voiced his approval by stating that this appears to be a logical pattern of growth with infrastructure already in place. **Clark** concurred.

**Grant Clark made a motion to pass the BRUNSON REZONE Z-06-06 forward to the Board of County Commissioners with a recommendation of approval. Scott Pernaa seconded and the motion carried with a 3/1 poll of the board, with Williamson voting against.**

**Williamson** stated for the record that he feels that this rezone is against the comprehensive plan in that it detracts from the agricultural character of the valley and that it should remain Ag.-20.

**The Planning Commission voted 3/1 to approve the suggested Findings of Fact with the addition of an eighth finding. Williamson voted against approval.**

The meeting was adjourned at 7:21 p.m.

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Susan Barret, Planning Commission Clerk