

KITTITAS COUNTY PLANNING COMMISSION MEETING  
Tuesday, July 25, 2006 @ 6:30 P.M.

COMMISSIONER'S AUDITORIUM  
205 W. Fifth Street, Ellensburg

Those present: Chairman David Black, Doug Harris, Well Bartsma, Grant Clark, Don Williamson, and Scott Perna.

Also present: Community Development Services Director Darryl Piercy, Staff Planners Noah Goodrich and Scott Turnbull, Public Works Planners Randy Carbar, Planning Commission Clerk Susan Barret and approximately 36 individuals representing applicant and public interest.

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**B. EVERGREEN PARK PLAT P-06-13**

The Chair opened the hearing to Staff presentation; Staff Planner Scott Turnbull submitted additional comments into the record Exhibits A-1, A-2, A-3 then 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, stated that this project meets all criteria, is in compliance with county code and state law and opened himself up for questions. Harris questioned who would maintain the Sno-Park. Nelson responded that it would be handed over to a public agency to manage. This part of the process would facilitate the dedication of the five acres to the public. Harris expressed concern over the maintenance of the sno-park. Williamson questioned the undesignated land. Nelson stated that the land is one R-3 lot Perna questioned the Class B water system. Williamson questioned septic. Nelson responded with details. Nelson submitted into the record comments and supplemental information as Exhibits B-1, B-2, & B-3.

The Chair opened the hearing to Public Testimony

Howard Carlin, 802 E. Third Street, Cle Elum, representing Kittitas County Parks and Recreation District #1, read comments into the record, submitted as Exhibit C. Harris questioned if they planned to maintain the area. Carlin responded to the affirmative.

Bob McGuinness, 500 Chelan Lane, Cle Elum, representing the Washington State Snowmobile Association, spoke in support of the project. He stated that snowmobiling is important to the county's economic well being. Black questioned the current parking on the Woods and Steele Road. McGuinness described the parking as parallel to a county road and briefly described the trail system.

Paula Thompson, 551 Goodwin Drive, Thorp, questioned if the dedication process is legally binding at this point in the process; read a portion of her comments into the record, submitted as Exhibit D.

**Pico Cantieni**, 5920 Red Bridge Road, Cle Elum, spoke in support of the sno-park and that he agrees with Mr. Carlin's testimony. He wished to stress the importance of preserving access.

**Louis Musso**, 305 East 2<sup>nd</sup>, Cle Elum, secretary of the Parks and Recreation District, gave a brief history of the Parks & Recreation District. People already park in this area, but this project creates a safer, designated access via a true public sno-park. Musso stated that a binding agreement exists with the developers.

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

**Piercy** clarified the Cluster Subdivision moratorium and announced the special meeting of August 15, 2006 for discussion of the moratorium at 6:30 p.m. in the Commissioner's Auditorium.

**Williamson** questions Piercy on the development of lot 14. Piercy responded that any further development would require substantial public process including a rezone and re-plat. Piercy suggested that conditions for approval be applied to this plat, which would make statements made by the applicant into the record binding.

**Wayne Nelson** reiterated that they stand by their statements and clarified that subdividing is within their legal rights but does require public process.

**Bartsma** commented that clustering is not a great boarder for Forest Service land. Clark stated he felt the applicant made a tremendous effort to do something for the public benefit.

*Grant Clark moved to pass the Evergreen Park Plat P-06-13 forward to the Board of County Commissioners with a recommendation for approval. Scott Perna seconded. Further discussion ensued.*

**Harris** voiced concern for the residential growth and who assumes the responsibility for complaints. **Howard Carlin** stated that this issue has been discussed, but at this point that they do not know what will happen. Security and control are important issues that they are aware of and will need to deal with as they come up.

*The motion carried with a 5/1 poll of the board, with Bartsma voting against.*

*The Planning Commission voted 6/0 to approve the suggested Findings of Fact with additional findings.*

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The meeting was adjourned at 10:55 p.m. The next scheduled meeting is August 8, 2006 at 6:30 p.m. in the Commissioner's Auditorium.

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Susan Barret, Planning Commission Clerk

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*The motion carried with a 5/1 poll of the board, with Bartsma voting against.*

*The Planning Commission voted 6/0 to approve the suggested Findings of Fact with additional findings.*

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Susan Barret, Planning Commission Clerk

**Chapter 16.09 KCC - Performance Based Cluster Platting**

Project Name:	<b>Evergreen Park</b>	PBR Summary	
Base Acreage:	45.0	Points Applied:	169
Zoning:	R-3	Points Used:	0
Base Lot Size:	3.0	Open Space Ac.:	11.25
Base Lot Yield:	15	Total Proposed Lots:	14
Max. Lot Yield:	30	Average Lot Size:	1.0

\*Excludes 20.75 ac. remainder parcel

**Public Benefit Ratings System Chart**

Element	Rural Points Allowed	Rural Points Applied	Comments
<b>Transportation</b>			
>20% R.O.W.	10	0	
Connectivity	25	25	Connectivity/thru-access provided.
Multi-Modal Access	25	25	Recreational access and parking to USFS lands.
Streetscape	0	0	
subtotal		50	
<b>Open Space</b>			
50% - 25 yrs.	20	0	
25% - 80% perpetuity	25 - 80	25	25% open space (includes 5.0 ac. sno-park)
25 yr. Historic Use	max 100	14	25 yr. continued forestry use
Urban Redevelopment	0	0	
subtotal		39	
<b>Wildlife Habitat</b>			
Connectivity	15	0	
CAO Supplement	10	0	
subtotal		0	No wildlife elements proposed.
<b>Health and Safety</b>			
Municipal Water	0	0	
Group A	50	0	
Group B	25	25	Group B water system is proposed.
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		25	
<b>Recreation</b>			
Passive	10/20	20	Connectivity to public trails/USFS lands.
Active	10/35	35	Sno-Park/trailhead proposed.
Formal Active	10/50	0	
subtotal		55	
<b>TOTAL</b>		<b>169</b>	