

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
SPECIAL MEETING**

TUESDAY

3:00 P.M.

JULY 27, 2004

Board members present: Chairman Perry D. Huston, Vice-Chairman Bruce Coe and Commissioner Max Golladay.

Others: Julie Kjorsvik, Clerk of the Board; Jan Sharar, Staff Planner, and approximately 7 members of the public.

CLOSED RECORD HEARING

GRANITE CREEK REZONE

CDS

At 3:00 p.m. **CHAIRMAN HUSTON** opened the closed record hearing to consider the Granite Creek, LLC rezone request (Z-04-02). **JAN SHARAR, STAFF PLANNER**, announced the Board had previously received the transmittal of Planning Commission recommendations for the rezone request of approximately 228 acres from Forest and Range to Rural 3. She said the Planning Commission recommended denial of the request with a 5-0 decision.

CHAIRMAN HUSTON asked for declarations from the Board. He announced that he had no contact with any of the parties relating to the rezone request. **COMMISSIONER COE** explained that he knew the property owner and only had broad discussions regarding legislative issues, not rezone specific. **COMMISSIONER GOLLADAY** had no contact with any of the parties relating to the rezone request. **CHAIRMAN HUSTON** asked if there were any objections to any Board member hearing the matter. There were no objections.

COMMISSIONER COE said the public concerns raised at the Planning Commission level did not relate to the rezone, but rather the Comprehensive Plan, which has a different process. He explained how development issues could not be considered during the rezone stage. He said based on the record, he found no compelling reason to deny the rezone. **COMMISSIONER GOLLADAY** said he agreed with Commissioner Coe's statements, and reiterated the fact that development issues can not be considered at the rezone level, and upon review of the record, he could not reach the same conclusion as the Planning Commission. **CHAIRMAN HUSTON** explained how zoning does not create density and that there is no guarantee of development with just a rezone request. He encouraged the Planning Commission to focus on issues that are before them, and to try and not allow irrelevant comments into the record that has no basis at the rezone level.

COMMISSIONER GOLLADAY moved to approve the request for Granite Creek LLC, rezone (Z-04-02), for approximately 228 acres from Forest and Range to Rural 3, located south of Interstate 90 and west of Fowler Creek Road, within Section 3, T19N, R14E, Kittitas County, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday August 17, 2004 at 3:00 p.m. **COMMISSIONER COE** seconded. Motion carried 3-0.

COMMISSIONER GOLLADAY moved to continue the closed record hearing to Tuesday August 17, 2004 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLOSED RECORD HEARING

BROOKSIDE REZONE

CDS

At 3:30 p.m. **CHAIRMAN HUSTON** opened the closed record hearing to consider the Brookside rezone request (Z-04-05). **JAN SHARAR, STAFF PLANNER**, announced the Board had previously received the transmittal of Planning Commission recommendations for the rezone request of approximately 48 acres from Forest and Range to Rural 3. She said the Planning Commission recommended denial of the request with a 3-2 decision.

CHAIRMAN HUSTON asked for declarations from the Board. He announced that he had no contact with any of the parties relating to the rezone request. **COMMISSIONER COE** said he only had broad discussions relating to legislative issues with the proponent. **COMMISSIONER GOLLADAY** had no contact with any of the parties relating to the rezone request. **CHAIRMAN HUSTON** asked if there were any objections to any Board member hearing the matter. There were no objections.

COMMISSIONER COE explained how most of the issues raised in the Planning Commission hearings were related to specific development projections, and not with the rezone process. **COMMISSIONER GOLLADAY** also felt the concerns were not appropriate for the rezone level, and found no reason to deny the request. **CHAIRMAN HUSTON** said the request was consistent with the Comprehensive Plan, and noted there was no guarantee of development. Although there were legitimate concerns for the development stage, the timing for those was not appropriate. After review of the record, and considering only the relevant issues, he could not support the Planning Commission's recommendation to deny the rezone request.

COMMISSIONER GOLLADAY moved to approve the request for the Brookside rezone request (Z-04-05), for approximately 48 acres from Forest and Range to Rural 3, located northeast of the City of Cle Elum with access off of Columbia Avenue within Section 25 of T20N, R15E,

Kittitas County, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday August 17, 2004 at 3:00 p.m. **COMMISSIONER COE** seconded. Motion carried 3-0.

COMMISSIONER GOLLADAY moved to continue the closed record hearing to Tuesday August 17, 2004 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLOSED RECORD HEARING

CHAMBERS REZONE

CDS

At 3:44 p.m. **CHAIRMAN HUSTON** opened the closed record hearing to consider the Chambers rezone request (Z-04-06). **JAN SHARAR, STAFF PLANNER**, announced the Board had previously received the transmittal of Planning Commission recommendations for the rezone request of approximately 40 acres from Forest and Range to Rural 3. She said the Planning Commission recommended approval of the request with a 5-2 decision.

CHAIRMAN HUSTON asked for declarations from the Board. He announced that he had no contact with any of the parties relating to the rezone request. **COMMISSIONER COE** said he had no contact with parties relating to the rezone request. **COMMISSIONER GOLLADAY** confirmed he also had no contact with any of the parties relating to the rezone request. **CHAIRMAN HUSTON** asked if there were any objections to any Board member hearing the matter. There were no objections.

COMMISSIONER COE said his comments from the previous closed record hearing also pertained to the Chambers rezone request. **COMMISSIONER GOLLADAY** said he could not find any compelling reason in the record to deny the request. **CHAIRMAN HUSTON** noted the request was consistent with the Comprehensive Plan and any concerns outside of the rezone process (such as development), should be brought forward in the property forum.

CHAIRMAN HUSTON moved to approve the request for the Chambers rezone request (Z-04-06), for approximately 40 acres from Forest and Range to Rural 3, located south of Interstate 90 and southeast of Woods and Steele Road, south of the Westside Road, at 1331 Timber Mountain Loop, South Cle Elum, Kittitas County, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday August 17, 2004 at 3:00 p.m. **COMMISSIONER COE** seconded. Motion carried 3-0.

CHAIRMAN HUSTON moved to continue the closed record hearing to Tuesday August 17, 2004 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg. **COMMISSIONER COE** seconded. Motion carried 3-0.

Meeting adjourned at 3:57 p.m.

CLERK OF THE BOARD

Julie A. Kjorsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Perry D. Huston, Chairman