

**SPECIAL MEETING
KITITAS COUNTY, WASHINGTON
BOARD OF COUNTY COMMISSIONERS**

THURSDAY

4:00 P.M.

DECEMBER 8, 2005

Board members in attendance: Chairman Perry Huston, Vice-Chairman David Bowen and Commissioner Alan Crankovich.

Others: Darryl Piercy, CDS Director; Marco Rains, CDS Staff; Megan Calais, Deputy Clerk of the Board; Jeff Slothower; and approximately 4 members of the public.

APPEAL HEARING

SANSAVER ADMINISTRATIVE

CDS

At approximately 4:00 p.m. **CHAIRMAN HUSTON** opened the special meeting to consider an appeal of an administrative decision denying an application for the Sansaver Short Plat (SP-05-67). He reviewed the hearing procedures and asked for declarations from the Board. **CHAIRMAN HUSTON** said he had no contact with any individuals and acknowledged he had read only the staff documents provided. There were no objections. **COMMISSIONER BOWEN** said he had read only the staff documents provided, and had previous interaction with Mr. Claude Bartsma years ago while working at University Auto, and recognized that Mr. Sorenson, a signer on the original appeal document, had been a friend many years ago. There were no objections. **COMMISSIONER CRANKOVICH** said he had no contact with any individuals and acknowledged he had read only the staff documents provided. No objections were made and all Commissioners remain seated.

RESPONSIBLE OFFICIALS TESTIMONY – Witnesses were sworn in.

MARCO RAINS, COMMUNITY DEVELOPMENT SERVICES STAFF summarized the appeal filed on October 25, 2005. The appellants' first issue expressed concerns of future land owners' awareness of issues and conditions related to living in an agricultural zone. The staff's response notes KCC 17.74, "The Right to Farm for the Protection of Agricultural Activities". The appellant's second issue questions the enforcement of the Ag-20 zoning laws specifically relating to this appeal. The staff's response states a "parcel history" determination had been completed by the CDS staff, concluding that the Sansaver Short Plat (involving two eligible parent parcels) met the requirements allowing each parcel a "one-time split" as described in KCC 17.29. He recommended that the Board should not result in denial of the Sansaver Short Plat application. In cross-examination of Mr. Rains by **CLAUDE BARTSMA, APPELLANT**, he questioned the result of the land being "chopped-up" and the resulting wastewater. **MR. RAINS** stated that per the county's historical records, the land has not been subdivided after the Ag-20 zoning was instituted; therefore, the land is eligible for short platting. No evaluation had been made of the waste water. **JEFF SLOTHOWER**, applicant's legal representative, in cross-examination of Mr. Rains inquired of Kittitas County's code requirements of waste water analysis. Mr. Rains responded there are no analysis requirements from CDS.

APPELLANTS PRESENTATION – Witnesses were sworn in.

WILL BARTSMA testified that the Ag-20 zoning conditions do not truly exist due to provisions that discount the original statement's intentions. He expressed concerns over the end result of the valley, whether it will be agricultural or residential. **MR. BARTSMA**

admitted that Mr. Sansaver has the right, per the KCC, to short plat; however, he believes Mr. Sansaver has neither the Ag-community's, nor the future property owner's interests in mind, and is seeking change. No cross-examination by CDS or Applicant's representative.

APPLICANTS PRESENTATION – Witnesses were sworn in.

MR. SLOTHOWER restated that Mr. Bartsma admitted the Sansaver parcels are eligible for short plat, and are allowable by CDS. He suggests that the matter presented by Mr. Bartsma is a policy decision that could be presented to the Commissioners during the Comprehensive Plan 2006 hearings. No cross-examination by CDS staff.

REBUTTAL STATEMENTS –

MR. RAINS did not offer a rebuttal. **MR. BARTSMA** stated concerns if the residential demographic continues to grow, the County code and policies that protect Ag community may hurt farmers. **MR. SLOTHOWER** did not offer a rebuttal.

INTERESTED PARTIES – No interested parties presented testimony.

CLOSING ARGUMENTS –

MR. RAINS reiterated that the conditions of the application were fair and emphasized the recommendation to the Board to uphold the administrative decision of CDS to approve the Sansaver Short Plat application. **MR. SITS BARTSMA** expressed concern and questioned the original intentions of the Ag-20/one-time split provision. **CHAIRMAN HUSTON** commented on history of the code allowing one-time split. No closing comment from Mr. Slothower.

COMMISSIONER BOWEN inquired if the land had previously been split. Mr. Rains responded that the parcel history has not been spit on the parent parcel; however, boundary lines may have been changed at some point in time. No other questions.

CHAIRMAN HUSTON stated, per the documents provided, the application is in compliance with the Kittitas County Code; therefore, moved to uphold the administrative decision of the short plat, and directed staff to prepare enabling documents at the December 20, 2005, agenda session. Commissioner Bowen seconded. Motion carried 3-0.

CHAIRMAN HUSTON moved to continue the public hearing to December 20, 2005, 2:00p.m., Commissioners' Auditorium, to review enabling documents. Commissioner Crankovich Seconded. Motion carried 3-0.

Meeting adjourned at 4:37 p.m.

DEPUTY CLERK OF THE BOARD
COMMISSIONERS

KITTITAS

COUNTY

KITTITAS COUNTY, WASHINGTON

Megan Calais

Perry D. Huston, Chairman