

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

**TUESDAY**

**7:00 P.M.**

**DECEMBER 18, 2007**

Board members present: Chairman Alan Crankovich, Vice-Chairman David Bowen;  
Commissioner Mark McClain.

Others: Julie Kjorsvik, Clerk of the Board; Allison Kimball, Assistant Director of Community Development Services; Darryl Piercy, Director of Community Development Services; Scott Turnbull, CDS Staff Planner and approximately 5 members of the public.

**PUBLIC HEARING**

**2007 COMP. PLAN AMENDMENTS**

**CDS**

At approximately 7:00 p.m. **CHAIRMAN CRANKOVICH** opened the public hearing continued from November 29, 2007 to consider the Planning Commission recommendations for the 2007 Annual Comprehensive Plan Docketed Map and Text Amendments and Open-Open Space requests. He noted the public testimony was closed.

**DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES** said he had checked with the Prosecutors office relating to Docketed Item 07-08 and vesting. He said they responded with they could not find any information relating to being vested in the rules and regulations in place under a legislative matter. He indicated the RCW's are silent on the issue and the Board is free to make a determination on the known facts and not a specific code.

Declarations by the Board were made. **COMMISSIONER McCLAIN** said he received a phone call from David Taylor left on his voice mail, stating he would not be able to attend tonight's meeting due to weather and it not due to lack of interest. **COMMISSIONER BOWEN** said he had not spoke with agent or applicant, but did listen to the beginning of first hearing when he wasn't available to attend due to weather conditions. **CHAIRMAN CRANKOVICH** said he had not spoken to anyone since the previous hearing. There were no objections made and all Board members remained seated.

**OPEN-OPEN SPACE APPLICATIONS -**

**CHAIRMAN CRANKOVICH** said he found nothing in statute that requires an applicant to be in attendance at a public hearing to be considered for approval, and the Planning Commission recommended denial because due to no one being in attendance to represent their application. **COMMISSIONER BOWEN AND COMMISSIONER McCLAIN** agreed and spoke in support of the requests.

**COMMISSIONER McCLAIN** moved to approve the Open-Open Space Applications submitted by Larry and Linda Hansen; Henley Group, LTD; Ian and Sandra Elliot (6-fourty, LLC); Circle N, LLC; Moe/Nisbet; Matthew Coe; Paul Lyman; and Coe & Lyman. **COMMISSIONER BOWEN** seconded. Motion carried 3-0.

**DOCKET #07-01 – ELLENSBURG CEMENT PRODUCTS**

**MR. PIERCY** acknowledged the proposal was an allowed use in its current zoning; it meets criteria and the question is should the resource be protected. **COMMISSIONER BOWEN** said he understood the desire and need for protection and felt it was a unique request. **CHAIRMAN CRANKOVICH** said the opposition related to issue can be assigned to just about anything in the neighborhood. He recognized it is a permitted use in the current zoning and noted they have tasked the Land Use Advisory committee to designate commercial areas for mineral, forest and agriculture. **MR. PIERCY** said the area has been surveyed and found it is a viable commercial mineral resource. He said the Board needs to determine if it is viable and should it be protected under State law. **COMMISSIONER McClAIN** said they needed to balance a resource which is needed versus neighborhood opposition. **CHAIRMAN CRANKOVICH** explained he understands the need and it being a permitted use, but did not know if he had enough information to make a determination for the request. **COMMISSIONER BOWEN** said Ellensburg Cement Products provided sufficient information and has had the property researched, inspected and provided well logs, and it meets County and State requirements.

**COMMISSIONER BOWEN** moved to approve the request from Ellensburg Cement Products. **COMMISSIONER McClAIN** seconded. Motion carried 3-0.

**DOCKET #07-02 – GRAYBILL**

**COMMISSIONER McClAIN** said Mr. Taylor’s testimony primarily focused on vesting issue and the criteria used in Lewis County decision. **MR. PIERCY** spoke of vesting and the comments from the Prosecutors office noting legislative action and their decision can be based on record in front of them not site specific

**COMMISSIONER McClAIN** moved to uphold Planning Commission’s recommendation of denial for the request from David Taylor, Agent, on behalf of Brian Graybill .**COMMISSIONER BOWEN** seconded.

**COMMISSIONER McClAIN** felt the terms of designation Commercial Agriculture needed to first get resolved from the Hearings Board. **COMMISSIONER BOWEN** said the Hearings Board had found it non-compliant and was given guidance to establish a more clear cut criteria, and the County now has a committee in place to review that type of information. Once the Board receives the committee’s recommendation they may be in a better position to make the change they are requesting. **CHAIRMAN CRANKOVICH** said he had voted against the application last year and nothing in proposal has changed his mind.

Motion carried 3-0.

**DOCKET # 07-03 – WITHDRAWN AT REQUEST OF APPLICANT**

**DOCKET # 07-04 – R&R HEIGHTS**

**COMMISSIONER BOWEN** said he had read through information submitted by the City of Roslyn and their opposition to the change and he realizes after going through negotiations with Suncadia he heard the needs to have more parking and can’t envision that. **CHAIRMAN CRANKOVICH** referred to the County Code relating to general commercial. He said the request was close to Ronald, bordering the Roslyn City limits, close to Suncadia, and to move forward with the request would create the same issues with the businesses near the round-about. He said

there is commercial area in Ronald that is not being utilized. He said it would have direct competition, and while he understands their goals, the request was not appropriate at this time. He said there are other issues relating to growth in the area and how Roslyn wants to approach those needs to first be addressed. **COMMISSIONER McCLAIN** said at some point they will have to put places for future enterprises and with all the interaction the area have, there will eventually be more commercial activity in the area.

**CHAIRMAN CRANKOVICH** moved to deny the application request from R&R Heights Land Company, Incl. **COMMISSIONER BOWEN** seconded.

Motion carried 2-1 (McClain opposed).

#### **DOCKET #07-05 TERRA DESIGN GROUP**

**COMMISSIONER McCLAIN** asked if their request would be more of an appropriate mechanism in the Development Code. **MR. PIERCY** explained it would first need to be a policy direction in the Comprehensive Plan. He said fully contained communities are unique in the Growth Management Act with specific criteria. He said the Land Use Advisory committee has this issue to discuss.

**COMMISSIONER BOWEN** moved to uphold the Planning Commission's recommendation to deny the request from Terra Design Group. **COMMISSIONER McCLAIN** seconded.

**COMMISSIONER BOWEN** felt the application was interesting concept but it was pre-mature. **COMMISSIONER CRANKOVICH** felt the request is going to take quite an extensive review and much more public input.

Motion carried 3-0.

#### **DOCKET #07-06 KEECHELESS RIDGE HOMEOWNERS ASSOCIATION**

**MR. PIERCY** said they are currently working on criteria and an appropriate process in light of the recent Eastern Washington Growth Management Hearings Board's decision

**COMMISSIONER McCLAIN** moved to uphold Planning Commissions decision to deny the request from Keecheless Ridge Homeowners Association. **BOWEN** seconded.

**CHAIRMAN CRANKOVICH** acknowledged the comments received from other government agencies that did not support the request. He noted how the request was in an area near the proposed I-90 project. **COMMISSIONER BOWEN** felt the applicant had not shown their work and suggested having an advisory group meeting review the area.

Motion carried 3-0.

#### **DOCKET #07-07 CITY OF CLE ELUM**

**COMMISSIONER McCLAIN** moved to approve the request from the City of Cle Elum in cooperation with the Central Cascade Land Company. **COMMISSIONER BOWEN** seconded.

**COMMISSIONER McCLAIN** felt the applicant did a good job presenting information. He said it seemed an appropriate location for the type of request with the necessary services available. **COMMISSIONER BOWEN** noted the City of Cle Elum was supportive of the process and they

did a good analysis of what was available and what is not. **CHAIRMAN CRANKOVICH** agreed with Bowen & McClain and noted there was a lot of hard work put into the request and there was cooperation from the City, private sector and agencies.

Motion carried 3-0.

**DOCKET #07-08 THOMPSON**

**COMMISSIONER BOWEN** referenced the last two Comprehensive Plan amendments and each time the UGN's were discussed there were many comments received that the County should do nothing on the request. He said they are currently working on that issue and it would be a disservice to deny those and approve this one.

**COMMISSIONER BOWEN** moved to deny the request from Paula J. Thompson, DVM, on behalf of Merle L. Thompson. **COMMISSIONER McCLAIN** seconded.

**COMMISSIONER McCLAIN** said he was disappointed the Planning Commission did not forward a recommendation on the request. He said there was a need to get the personalities out of process and felt the minority position truly spoke to the issue.

**CHAIRMAN CRANKOVICH** said that according to Eastern Washington Growth Management Hearings Board, the UGN's do not exist and he supported the motion. **COMMISSIONER BOWEN** said the Board needs to be consistent to make sure everyone's treated equally and fairly.

Motion carried 3-0.

**DOCKET #07-09 LEE BEEDLE**

**CHAIRMAN CRANKOVICH** noted the area is the subject of contention with various entities and there was a request approved last year, but he voted against it. He felt everyone needs to sit down and decide how appropriate it should be. He said the area needed an overall review instead trying to do it one piece at a time. **COMMISSIONER McCLAIN** asked about a grant application to review this area. **MR. PIERCY** indicated there was a joint application with Roslyn, Cle Elum, and County with Suncadia's support, but the request was not funded this year so they are continuing to pursue other avenues. **COMMISSIONER BOWEN** felt it was consistent with what's already there.

**COMMISSIONER BOWEN** moved to uphold the Planning Commission's recommendation to approve the request from John H.F. Ufkes, authorized agent for Lee A. Beedle. **COMMISSIONER McCLAIN** seconded.

Motion carried 2-1 (**CHAIRMAN CRANKOVICH** opposed).

**CHAIRMAN CRANKOVICH** moved to continue the public hearing to December 31, 2007 at 1:30 p.m. in the Commissioners Auditorium and direct staff to prepare enabling documents. **COMMISSIONER BOWEN** seconded. Motion carried 3-0.

Motion carried 3-0

Meeting adjourned at 8:12 p.m.

**KITTITAS COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS**

**ATTEST:**

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**Julie A. Kjorsvik, Clerk of the Board**

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**Alan Crankovich, Chairman**