

KITTITAS COUNTY PLANNING COMMISSION MEETING MINUTES

Wednesday, August 14th, 2013 @ 6:30 p.m.

Hal Holmes Community Center

- I. **A request** by staff person Doc Hansen for the Planning Commission to vote for an interim chair since both Chairman and Vice-Chair were unable to attend. Bob Hickey nominated Leslie Walker as interim chairman and Gary Starkovich and Margaret Sullivan seconded the motion. **The motion passed with a 5-0 vote.**

Interim Chairman Walker called the meeting to order at 6:31 p.m.

Those present: Leslie Walker, Margaret Sullivan, Bob Hickey, Gary Starkovich and Brandon Huber.

Those absent: Grant Clark and Rob Fraser.

Also present: Doc Hansen- CDS Planning Official, Lindsey Ozbolt- CDS Staff Planner, Neil Caulkins- Prosecuting Attorney, Robin Reed- Public Health Director, Dr. Mark Larsen- Public Health Official, Rose Shriner- Clerk/CDS Permit Technician, and approximately twenty members of the public.

- II. **Correspondence:** None.

- III. **Minutes:** None

- IV. **Old Business:** None.

- V. **New Business**

- a. **Public Hearing to hear public comment upon recommendations to the Board of County Commissioners addressing requests of the Eastern Washington Growth Management Hearings Board regarding the Kittitas County Comprehensive Plan and its non-compliance to the Growth Management Act.**

Doc Hansen presented the staff report on Exhibits A, B, C, D and E. The same information was presented in a powerpoint at the Aug. 6, 2013 joint Planning Commission and Board of

County Commissioner informational meeting. No new information about the Growth Management Act Compliance was given.

Interim Chairman Walker had the Planning Commission formally introduce themselves.

Interim Chairman Walker opened the hearing to Public Testimony.

Doc Hansen distributed comments received from the public to the Planning Commission, such as FutureWise and the Kittitas County Farm Bureau. Copies of these comments are available at the Community Development Services office.

Steve Willard, 1312 Sanders Rd, stated he is representing himself, a number of Central Washington Home Builders, stated that he strongly believes that Kittitas County will be required to have water budget neutrality for plats and building permits . He strongly hopes this will not be imposed by the hearings board, non-compliance or through litigation through a stakeholders appeal.

Steve Lathrop, 201 W 7th, stated he is representing himself, stated that in his written comments that all water required uses must be water budget neutral. He also submitted written comments to Kittitas County Community Development Services. Lathrop stated that we need to enter a solution that will not require development to cease.

William Schmidt, 310 Mission View Dr, stated he is representing himself, he has 76 acres outside of Ellensburg, and wanted to bring questions to the Planning Commission. 350 gallons a day, it is arrived a realistic average what people use, the water is not lost when its used, and KRD puts a huge amount of water back in the ground.

Larry Nickel, 222 E 4th Ave, stated that he speaks for himself and others, he pointed out an issue that he believed to be missed; the aquifer recharge rate. The critical areas language for aquifer recharge rate and adequate water development does not agree with each other.

Charli Sorenson, 1970 Sage Hills Rd, stated that she is representing herself, mostly she wanted to ask a question, what's the process for metering and the draft hasn't addressed any policies regarding process, cost and maintenance of meters, alternative meters and conflict dispute policies.

Roger Olson, 2130 Nelson Siding Rd, stated that he representing himself. He stated that he would like to see either the County purchase water rights and sell them to rural homeowners although he would prefer the private markets whenever possible, however, they seem incapable as providing a reasonable price for water. He stated that water increases the health, safety and welfare of homeowners, and that no rural resident should be denied the water needed for maintenance of a lawn.

Mitch Williams, 1880 Quail Rd Run Ln, stated that he is representing himself and Central Washington Homebuilders Association and heavily involved in water mitigation. Mr. Williams wants clarification to the existing exempt well requirements used in the draft language. Rules already written for mitigation but is a question of quantity of water and the price people are willing to pay.

Catherine Clerf, 60 Moe Rd, stated that she is representing herself, said we have to have mitigated water. Water has been over used, and If we keep using water like we have in the past, it will become a desert, like this county was before irrigation.

Dean Allen, 6371 Cove Rd, representing himself, asked the question of staff what the requirements for certain lenders to get a loan on a home how many gallons per minute, a lot more than a ¼ gallon per minute. He urged the Planning Commission to research this if they didn't know.

William Schmidt, 310 Mission View Dr, asked the question if livestock water is exempt, how will that be measured.

Mitch Williams, 1880 Quail Run Ln, stated that he had 16 lots approved for 350 gallons per day and the lender has no issue, and the state health department has recently approved 150 gallons per day. So those standards apply there isn't a lender or underwrite that has an issue with that and 350 gallons is a number based on research by Department of Health.

Steve Lathrop, 201 W 7th, stated even though they say 350 gallons of consumptive use, only ecology and health about 30% is lost in the system.

Interim Chairman Walker closed the Public Testimony and asked members of the Planning Commission if they had any questions. Planning Commission members did not.

Planning Commission member Bob Hickey made a motion to close the public hearing.

Planning Commission member Brandon Huber seconded the motion. The motion passed with 5-0 vote.

Planning commission member Brandon Huber made a motion to adjourn the public hearing and continue the closed meeting August 20th, at 6pm in the Board of County Commissioners Auditorium to ask questions of staff and hold the deliberation. Planning Commission member Bob Hickey seconded the motion. The motion passed with 5-0 vote. The meeting adjourned at 7:50 pm.