TUESDAY 4:00 P.M. FEBRUARY 15, 2005

Board members present: Chairman Perry D. Huston, Vice-Chairman David Bowen & Commissioner Alan Crankovich.

Others: Julie Kjorsvik, Clerk of the Board; Paul Bennett, Public Works Director; Jan Sharar, CDS Staff Planner; Darryl Piercy, CDS Director; Allison Kimball, CDS Assistant Director; a Court Reporter and approximately 30 members of the public.

PUBLIC HEARING EnXco DESERT CLAIM WIND FARM COMMISSIONERS

At approximately 4:00 p.m. CHAIRMAN HUSTON opened the continued hearing to consider a project application submitted by EnXco for the Desert Claim Wind.

DAVID STEEB, PROJECT DIRECTOR OF DESERT CLAIM WIND POWER, LLC. presented the Board with a binder entitled “Desert Claim Wind Power Progress Report #3” with proposed changes to the Development Agreement as directed by the Board.

CHAIRMAN HUSTON moved to continue the hearing and direct staff to prepare a hearing notice for March 1, 2005 at 6:00 p.m. to be held at the Kittitas County Fairgrounds, to receive public testimony on the latest development agreement and to hear presentations by staff as well as the applicant outlining the differences between the original development agreement. COMMISSIONER BOWEN seconded. Motion carried 3-0.

PUBLIC HEARING CORRECTIONS ZONING MAP CDS

At approximately 4:25 p.m. CHAIRMAN HUSTON opened the public hearing to consider corrections to an apparent mapping error to the Kittitas County Zoning Map.

DARRYL PIERCY, CDS DIRECTOR gave a staff report. He said that on December 14, 2004 a request was received by Jerry A. Mann seeking an emergency amendment to the Kittitas County Comprehensive Plan. The Community Development Services staff concluded that while his request did not feel it constitute an emergency amendment, such a request could be moot in that there appeared to be an error in mapping the appropriate zoning designation for the parcel in
question. The property is located at 10310 North Thorp Highway in Thorp, Washington. The site is currently labeled Ag20 on the zoning map, which is inconsistent with the intent of the Comprehensive Plan Land Use Map. It also appeared that the Comprehensive Plan intended the area to be zoned Commercial and the appropriate zoning designation on the zoning map would be General Commercial.

THERE BEING NO PUBLIC INTERESTED IN TESTIFYING, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

COMMISSIONER BOWEN felt it was an obvious scrivener’s error. CHAIRMAN HUSTON recognized the existing uses and said it was consistent with the Boards intent.

CHAIRMAN HUSTON moved to direct staff to prepare enabling documents approving and correcting the mapping error to the Kittitas County Zoning Map as recommended. COMMISSIONER BOWEN seconded. Motion carried 3-0.

CHAIRMAN HUSTON moved to continue the public hearing until Tuesday March 1, 2005 at 2:00 p.m. to consider enabling documents, noting the record was closed. COMMISSIONER BOWEN seconded. Motion carried 3-0.

PUBLIC HEARING TEXT CHANGES – TITLE 17 CDS

At approximately 4:35 p.m. CHAIRMAN HUSTON opened the public hearing to consider text changes including the addition of Sections 17.28A and 17.30A. Chapter 17.28A and 17.30A would provide an A-5 (Agricultural Zone) and an R-5 (Rural-5 Zone) respectively. The zones would allow for a minimum of 5 acre lot size and densities of 1 unit per 5 acres.

DARRYL PIERCY, CDS DIRECTOR explained that the only options available in the rural areas for 20 acre zoning are 3 acres with no other options in between. This represents a significant spread of densities and it is the belief of staff and the Planning Commission that the community would be better served by providing the additional option of an A-5 Agricultural Zone and an R-5 Rural-5 Zone. He said it would not “replace” any existing zoning designation but would provide for an additional zoning. It would not change the zoning map until such time a rezone is applied and approved.

THOSE PRESENT & TESTIFYING: JEFF SLOTHOWER, ATTORNEY speaking on behalf of several clients that are developers, said he was pleased that to see an additional option to the County. He felt it was consistent with the Comprehensive Plan. CLINT PERRY said he was in
favor of the additional option to the County and urged the Board’s support. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**COMMISSIONER BOWEN** thanked staff for the quickness in getting the review done and felt it provided a good option for the public.

**COMMISSIONER CRANKOVICH** moved to direct staff to prepare the enabling documents for the March 1, 2005 Commissioner Agenda at 2:00 p.m. approving the text changes to Kittitas County Code Title 17, adding Chapter 17.28A and 17.30 A, allowing for A-5 Agricultural Zone and a R-5 Rural-5 Zone. **COMMISSIONER BOWEN** seconded. Motion carried 3-0.

**CHAIRMAN HUSTON** moved to continue the public hearing until Tuesday March 1, 2005 at 2:00 p.m. in the Commissioner’s Auditorium, Room 109, County Courthouse, noting the record is closed. **COMMISSIONER BOWEN** seconded. Motion carried 3-0.

Meeting adjourned at 4:50 p.m.

**CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS**

**KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

Perry D. Huston, Chairman

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