WEDNESDAY 4:00 P.M. JULY 6, 2005

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

Others: Shannon Carlson, Deputy Clerk of the Board; Darryl Piercy CDS Director; James Hurson, Chief Civil Prosecuting Attorney; and approximately 10 members of the public.

At 4:00 P.M. CHAIRMAN HUSTON opened the special meeting to conduct a continued public hearing to consider changes to Kittitas County Subdivision Code Title 16, and related sections of the Kittitas County Zoning Title 17.

DARRYL PIERCY, DIRECTOR OF CDS stated that the draft language of the code changes came from comments that were received by Mr. Chuck Cruse and Mr. Urban Eberhart. He added that there was some revised language with regards to clustering that still needed to be added.

COMMISSIONER HUSTON went through his recommended changes for the code revisions. He would like to see a “chart” that shows what the benefit would be if someone chooses to leave open space or allow public access trails, etc. This would allow developers to see what their density bonus is. The section on Clustering isn’t what he was looking for, he would like to see more specifics. He made reference of language he would like to see added including cities and their comprehensive plans. He discussed some issues he had with transfer development rights on non contiguous pieces of property. He would like to see a section related to the standards on transfer development rights. The reference to the County Engineer may not be the Public Works Director so that language will need to be revised. He also would like to see language referring to the Road Standards instead of repetitive language that already exists in the Road Standards. If it isn’t listed in the Road Standards then they should be amended instead of adding language in the sub-division code. Language pertaining to the Fire Marshal responsibilities, he is concerned that the responsibilities of the position may not continue, so he doesn’t want language in there for a position that may not exist. Commissioner Huston asked what a Meander line was. Chuck Cruse explained that it is a property line that goes into a body of water not on land.

07/06/2005 MINUTES
COMMISSIONER BOWEN went through his concerns with the re-write of the code. He shared the same discussion points as did Commissioner Huston but also brought up the comments from the irrigation districts. He didn't feel that all the concerns from the districts have been included in the re-write and would like Mr. Piercy to talk with Mr. Eberhart to make sure the irrigation district concerns were clarified.

COMMISSIONER CRANKOVICH noted that he had the same concerns that Commissioner Huston brought up on the roads. He also looked at the comments that were received today and compared them with the document to make sure those comments were addressed.

DARRYL PIERCY asked questions for clarification. He talked about the Public Benefit Rating System and believes that he can borrow from other entities that have used successful rating systems and adapt and apply them Kittitas County as it pertains. He believes that he will be able to put together a matrix for the Public Benefit Rating System. He also wanted to get clear direction on maintaining a one time split option in the code. There had been considerable discussion in December and there was not a clear direction as to where to go with that. He believes moving towards a transfer in development rights would be an extensive piece to work on. He would like to get the subdivision completed then suggest look at the issue of development rights in the comprehensive plan. He explained the clustering transfer of development language when the property is not contiguous.

COMMISSIONER HUSTON discussed a timeline in adding the comments from the Board and other written comments were received. He would like to take the Environmental Platting and Clustering drafts and send it back to Planning Commission for review and move forward with the rest of the document after cleaning up the housekeeping language. Mr. Piercy said that the housekeeping items could be completed and brought back on July 19th. He would have a draft copy available for public comment on the 15th of July.

COMMISSIONER HUSTON explained that the one time split has not problematic but when it was rolled together to make a larger subdivision then there are issues. Commissioner Bowen explained his understanding of a one time split. He feels it is not being used with the intention that it was suppose to be used. Maybe some provisions into splitting it and when land is to be split. Commissioner Huston explained the history of the one time split process. He said he understands the intent of needing an easier way to break off land from an unproductive piece of property. Commissioner Huston asked Mr. Piercy to see if there is language that can tighten the one time split process. Mr. Piercy said he did believe that there is language that can be created.
COMMISSIONER HUSTON moved to continue the public hearing to July 20th 2005 at 4:00 P.M. in the Commissioners Auditorium to review revised documents, record to be open to oral and written testimony. Commissioner Huston clarified that the revised document would not include the language pertaining to Clustering and Environmental Platting. Commissioner Bowen second. Motion carried 3-0.

The Special Meeting was adjourned at 4:40 p.m.