COMMUNITY DEVELOPMENT SERVICES
STUDY SESSION
MINUTES

DATE: 4-10-06

COMMISSIONERS PRESENT: Chairman David Bowen, Vice Chairman Alan Crankovich

CDS STAFF PRESENT: Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Weed

OTHERS PRESENT: Nancy Goodloe, for others please see sign in sheet

TOPIC:
1. Environmental Health $5.00 Fee
2. Hearings Examiner
3. Comment Letter from CTED
4. CDS Fee Schedule
5. Amendment to KTTCOM Agreement Regarding GIS

DISCUSSION:
1. Commissioner Bowen said that he had been contacted by one of the local real estate agents regarding the $5.00 EH fee and the CDS staff member. Commissioner Bowen said the agent stated the staff member was confused about what to charge and that she was out of line. Piercy stated that he has talked to the staff members and they are very clear on what to charge and to whom. Piercy said that the message he got from the Permit Tech’s is that the agent came in very loaded for an argument and rude. Weed overhead most of the conversation and clarified what she heard, same as Piercy stated and that she did not hear anything inappropriate from any of the staff members. Piercy clarified that we charge the $5.00 fee to realtors only. Commissioner Bowen questioned what would happen if she was to come back in and say that she is a potential buyer? Piercy said that we have to believe people are telling the truth. Commissioner Crankovich questioned what the broker would think of this situation. Commissioner Bowen stated that he would talk with Bob.

2. Piercy stated that he just wanted to see if there was any further direction from the board in regards to a Hearings Examiner. Commissioner Bowen said that he would like to see what it would look like as far as what a Hearings Examiner would do versus what the Planning Commissioner would do. Piercy said he will put something together to bring back to the board.

3. Piercy stated that we received a letter from CTED that basically indicates that we are changing rural land into resource land. Piercy stated that Forest and Range is not by definition a resource land, it is found on the blue section of the map. Piercy also said that he got a call from Joyce Phillips last week regarding the rural to rural modification. CTED recognizes that they have been inaccurately reviewing our code and that...
our code is consistent with our comprehensive plan. CTED will be sending a letter stating this; which we will file in all those files with the previous CTED letters. Piercy believes that there are about 22 of these letters in files; however our staff reports always state what zone the land is in. Paula Thompson asked why we didn’t take a more aggressive approach. Piercy said that we haven’t asked them to retract anything, just re-look at their decisions and that the comprehensive plan update would be a good opportunity to address the designation issues from the group today. A member of the public asked how they could get involved. Piercy explained the comp plan update process. Another asked if there is anything in place to stop rezones from going thru before the update. Piercy said that it is the law of the land; the date an application comes in is the date of the standards and guidelines it is upheld to. Commissioner Bowen stated that there are reasons besides development that people want to rezone. Another member of the public questioned the validity of the applications and the SEPA checklist for both project and non-project action applications. Thompson said that the county is focusing on big issues and letting the little things just pass thru. Jan Sharar said that in Tugwell versus Kittitas County, it was deemed legal to ask customers of what they intended for uses. Sharar also stated that she believes rezones are “rubber stamped” thru and she thought that when she worked as a Planner for the county. Piercy stated that in regards to the validity of applications we have to believe people are telling the truth and that is also what the public comment period is for and time to time the truth comes out and the applications are rejected.

4. Piercy stated that he just wanted to touch base to let the board know that we are currently undertaking review of all or our fees at CDS. Piercy stated that the board gave him a clear picture to increase our fees gradually over the next three years.

5. Piercy stated that KITTCOM would liked to enter into a contract with computer services similar to the one that they have with CDS for GIS services and they would like to have separate contracts. Piercy said he could work with them or computer services could take over. Commissioner Bowen said to let Duke take the lead and Piercy can provide assistance if needed.

**ACTION:**

1. None, Commissioner Bowen will speak to Bob.
2. None, Piercy will gather more info for board.
3. None
4. None
5. None, computer services will take lead.