DATE: June 5, 2006

COMMISSIONERS PRESENT: Chairman David Bowen, Vice Chairman Alan Crankovich, Commissioner Perry Huston

CDS STAFF PRESENT: Director Darryl Piercy, Assistant Director Allison Kimball, Administrative Assistant Mandy Weed, Planner II Joanna Valencia

OTHERS PRESENT: Nancy Goodloe, Pat Deneen

| TOPIC | 1. Comp Plan Update  
|       | 2. Wells: Continued discussion on minimum lot sizes  
|       | 3. SEPA: Example of cumulative impacts  
|       | 4. Other |

DISCUSSION:

1. Piercy stated that we had good turnouts at the Open House workshops for the Comp Plan update. About 200 people in all attended the Open Houses and we received a fair amount of written comments from the public. Piercy stated that the format for the Open Houses were mainly graphs and charts displayed about the room and the dot exercise to give participants a chance to show where they would like to see the growth in Kittitas County. Pat Deneen stated that we need to make sure that the Resource Lands Advisory Committee (RLAC) recommendations make it into the Comp Plan, but they still need to look at the resource lands as they don’t make sense. Commissioner Huston said if they want to preserve land then preserve it, they should go back and do what they were charged to do; it should be a mapping process. Deneen said that they were trying to give incentives to those in commercial ag. Deneen also stated that the RLAC group is willing to meet again after the Open Houses have wrapped up. Piercy said the RLAC will have another meeting and it was good having all of the community involved in this process.

2. Piercy stated that there is an increase in people wanting to put wells on lots that are less than one acre in size. He is questioning if we should have more requirements. He stated that if we apply the code, the board is going to hear some screams. Piercy questions at what degree they would like this to be applied. Commissioner Huston stated that he thinks we need to do some level of evaluation and they need some type of shared well system in place. Piercy said that he just wanted to bring it to the boards’ attention so when we start denying building permits the board understands the reasons. Commissioner Huston said that we need to revamp the variance process and outline the criteria. Commissioner
Bowen said he also understands the Environmental Health staff wanting to help the public out, but they need to show them the code and understand that it's not our responsibility. Commissioner Bowen said to move forward with some code re-writing on the variance process.

3. Piercy stated that we are using SEPA more and more on projects. Handout passed out showing a series of plats that came in. Piercy stated that individually the cumulative impacts are not too big, but when they are all linked together, it is a bigger issue with all of the road standards and the secondary accesses due to the cumulative impacts. Commissioner Huston stated that Piercy was right on target with the SEPA as to when to invoke it.

4. Pat Deneen said that the cluster riot is getting out of control. Commissioner Bowen said that he forwarded the email to the Sheriffs Office and he will also be talking to the Ellensburg Police Department. Deneen said that he may not be in tomorrow for the hearing as he feels threatened; he said that it is out of control.

**ACTION:**

1. None, RLAC will meet again.
2. Move forward with some code re-writing on the variance process.
3. None
4. None
Comments from Open Houses

May 24, 2006, Lower County

Nice to preserve farmland but what happens when the present farmers are too old to farm and there is no one to take over nor are the interested in doing so.

By government limiting grower’s options is a taking- don’t presume to tell us what to do with our lifetime investment.

-unknown

If we want to preserve farmland for agriculture, and we must, then keep residential development out of the Ag area. Suburban development is not compatible with Ag Operations. They will complain.

-unknown

Splitting or dividing 20 acres?

I am told I can do only 1 split to my 20 acres. Nearby acreages is divided recently into 2 and 3 acre pieces. Is a process available to divide my property to 3 or 4 pieces? Maybe a variance of zoning?

- Harry and Sharon Baron, 968-3850

Please put the RLAC proposed maps on the website. Thank you.

Please bring the performance based standards 16.09. Thank you.

-unknown

Why is development process started without notification on Reecer Creek land. Property next to use split.

-Ron and Debbie Kuhn, 2941 Reecer Creek Road

In 1990 we had a choice to purchase land zoned Ag-20, Forest-20, Ag-3 and Suburban. We made a personal and business investment decision to buy 149 acres zoned Ag-3 because of its development potential. At that time our purchased land made up 8-9% of all the Ag-3 land in Kittitas County.

The rezone proposal would change our Ag-3 lands to Ag-5. If we want to subdivide our land into 3 acre or 2 ½ parcels we would have to buy additional development rights from Commercial Ag land owners. That’s ridiculous! Presently we have greater development
rights than Commercial Ag. Why should we diminish our development rights and then buy them back from somebody who has less development rights than I presently.

The rezone proposal is not acceptable at this time.

-Dimitri Bader

Ellensburg UGA should stop at Berry Road. It is not good to slip urban development by a freeway if it’s not necessary. One reason is restricted movement for emergency vehicles.

-unknown

ADU and ALQ are excellent concepts that allow extended or elderly families to remain supportive and should be allowed in all areas, not just designated areas.

-unknown

May 25, 2006 Open House, Upper County

Submitted in box:
-Upper County Vision Plan
-Letter from CTED to City of Cle Elum Mayor Charles Glondo dated October 1, 2004 re: Proposed amendments to comprehensive plan and grading ordinance.

In all planning, include provision for recreational access and facilities.

- Duane Fluert

Please put Upper County Vision Plan on County website!

-unknown

No rezone mentality is of concern to me especially in regards to a process that I am personally involved in at Snoqualmie Pass where a PUD technically is requiring a rezone to a PUD. With the controversy of “rezones” in the County I wish there were another term for this process.

-Chris Lyons, Stargazer Properties, Snoqualmie Pass, chris@stargazerprop.com

My concern is the Bullfrog Intersection. The property east of No 245th should be included in the Cle Elum UGA and the zoning standardized so that you do not have Rural-3, Sub and Commercial in the same block. Neighbors are becoming victims.

-Don Oakland
I think as the county grows and continues to experience increased visitors that motorized versus non-motorized recreation areas really needs to be looked at and planned for. We need to protect both but mixing of the two creates conflict and is detrimental to the experience of recreation that we should carefully plan for and protect. For instance snow mobiles are moving into an area that has many decades been prime ski area. We will loose what makes us wonderful if we don’t plan for both but separate uses.

-unknown

No urban sprawl!

-unknown

Don’t put the cart before the horse. Do comprehensive studies on roads, water, well log studies, aquifers, etc!!! Before you make these types of decisions. Growth should be from urban areas out “NOT FROM RURAL AND FARMLANDS”!

-unknown

Please put Upper County Vision Plan on County Website.

-unknown

We need to have a comprehensive study done on water supplies and aquifers before we continue to rezone properties. Look at well logs and number of wells drying up before continuing on with growth. Also look at roads, egress and ingress, etc. Too many mistakes have been done to date without proper studies, etc. Don’t rezone and then look at the issues. You can’t unzone!

-unknown

I believe this county needs to grow as more people are moving to Kittitas County from the greater Seattle Area. I think that growth should start in the already designated UGNs and UGAs. There needs to be a system that provides for the rural feel that us current residents already enjoy. I believe the best way to do this is through clusters which provide open space.

-unknown

Bicycle paths, trails for people, public transportation, wildlife corridors. Stop developing every inch.

-unknown

Dark skies. Get rid of R-3. No ridge top development. Make sure there’s water.
RLAC recommendation #1 on water is nice, but only for users of that (new) system. What insures that system won’t impact users in another area?

-unknown

RLAC recommendation #3- why does it address sub area planning only in Teanaway? Why not all drainage areas? All wetland/drainage/low land areas? Water impacts all creeks and the rivers.

-unknown

The only protection we have to preserve habitat-resource land, farm land, etc is current zoning. It should not be changed until all problems- critical areas, water issues, roads, etc. are studied and questions are answered. I support a moratorium on rezones until this happens.

-unknown

I am in favor of any growth/development that will bring jobs to Roslyn/Cle Elum. People should be able to find decent well paying jobs here without driving 80 miles. The county needs to do whatever possible to increase jobs in our area.

-unknown

Master Planned Resorts need to be monitored! They must adhere to local development agreements.

-unknown

Still concerned with: lack of area/county wide water resource plan, fire, fire, fire, support, roads, transportation plan

-unknown

Seems as if the: buffer zones disappear, zoning rules would change? if so that is BAD.

-unknown

No road on Roslyn Ridge.

-unknown

Keep sense of community. No sprawl and what about affordable housing? Have different price levels for folks. It is doable. We need to make it doable.
Resource lands, Ag, just need a lot more protection. R-3 zone should be abolished. The Upper County Vision Plan needs to be well incorporated in Comp Plan. SEPA needs to begin at rezone, at project action it is too late. Dark skies forever. No development on ridge tops. Decrease Ronald UGN. Water availability needs to be demonstrated up front. Please put Upper County Vision Plan on your website. Wildlife corridors. More trails and parks.

During the creation of the Upper County Vision Plan public meeting were held in Ronald, Cle Elum, Easton and Snoqualmie Pass. It was made very clear the #1 concern of citizens in Upper County is to preserve wildlife habitat, resource land, and water. It was also made clear cluster housing development is undesirable and does not fit in the rural environment. Leave zoning as is.

Still seems to maintain current high rate on loss of large tracts. Let's clusters where they do not belong. Should only be in UGA areas, not Forest and Range/AG.

RLAC recommendation #3- TDR/PDR is good, BUT keep development as close as possible to existing towns. Not cluster in Commercial Forest or even Forest and Range/AG.

Has the county analyzed the legal ramifications of the aggressive actions being discussed? Who would pay the cost of any potential challenges/lawsuits from developers and private citizens? Will the be looking only at form or substance too? Familiar with GMA? Case law?

Urban Growth Nodes (UGNs) are more properly LAMRIDS. All UGNs should be redesignated LAMRIDS. The town of Ronald, which cannot provide urban services to other lands within the UGN should be taken from the UGN and designated a LAMRID as should Pine Loch Sun III. I will expand this proposal by letter to Mr. Piercy of CDS in the near future.

-James Boyle, PO Box 39, Ronald, WA 98940, 649-3171
Extend the Bullfrog UGA to east of 903 up to N 245th Road. Current growth trends need to be looked at soon in the Bullfrog/903 intersection neighborhood.

-Jerry Morris

The county should have as a condition of development that all public access that was allowed before by Plum Creek be maintained for public access by the developer. Especially when the access road led to National Forest Land via trails or roads usable by vehicles. Blocking the access route to the public is in effect providing private hunting and recreational land for residents of future cluster plats.

-Jim Boyle, PO Box 39, Ronald, WA 98940, 649-3171

Road transportation plan. Fire and wild land fire protection. Water study. Growth in urban areas, not in rural lands. Create spaces for affordable housing and low income housing. Do not allow for cluster developments in Commercial Forest areas. Don’t build in Commercial Ag area.

-unknown

I am concerned about the water/wells. Please encourage more testing before approving more development.

-unknown

Cluster/Transfer of Development Rights is a formula for disaster. This County is growing out of control and there is a perception by the public that the developers are still running the County. The Comp Plan Update needs to written very carefully with the future of the County considered as the most important aspect. The zoning and land use maps should be tied together- when one changes the other must be amended to reflect the changes.

-unknown

The Elk Heights area should receive residential and rural zoning. Rural 3 and 5 are still valid needs. Future growth needs to include this. Especially encouraged in the sagebrush lands that aren’t great Ag lands or forest. 20 acre zoning is goofy. Too small for Commercial Forest or Ag, too big for rural residence.

-unknown

I question the public benefit rating system. How can open space on private land benefit the general public other than restrict access to recreation areas, etc.

-unknown
Thanks for the meeting! Quick summary comments:
-lots of new houses (last 10-12 years) in Peoh Point/Westside areas adjacent to Cle Elum/So. Cle Elum
-All the traffic from these rural residents funnels into Cle Elum/So. Cle Elum across one bridge, with a single very congested intersection at corner of S. Cle Elum Way/1st St in Cle Elum. We need a second bridge- Cle Elum to South Cle Elum.
-Logical place- extend Oakes Ave (Cle Elum) across Yakima River to Madison St- South side of river.
-Kittitas County needs to be involved! It is County residents which have added the traffic to these intersections.
-Looking forward to working with County/State on this.
-North of Cle Elum: for lands with recent rezones north of Cle Elum- to minimize traffic into quiet Cle Elum neighborhoods- plan for and require a Rural Arterial from Hwy 903 at the High School- also known as “Church Property” or “Alliance Road”- complete this road (by planned stages with development) all the way across the northern parcels to the east and tie with White Road on the east. This will be an immense help to traffic flow in general, and will minimize traffic impacts to existing city neighborhoods. Also, extend White Road from Airport Road to Hwy 970 at the freeway interchange. Put this project on Capital list.

-Ken Ratliff, member of Cle Elum City Council, 804 Roslyn Place, Cle Elum

I am concerned about population growth/development on R-20 and the transition to R-5. I moved out here to have space.

-unknown

Continue making decision re: rezones that are consistent with existing Comp Plan designations. If implement RLAC be sure that the zoning and land use maps are appropriate baselines. Give people an option to be in or out of Ag Lands of Long Term Significance. Give people chance to opt in/out of new development provisions. Make sure adequate TDR receiving sites are selected and market values plus more are offered. Give cities opportunity to expand UGA to meet current immediate build out demands of a community, such as commercial uses, services. Don’t prevent expansion because existing UGA is too big. Water is an issue. Promote health community concepts.

-unknown

1. Has the County applied for or received any grants from CTED to hire a consultant to assist the County’s overloaded and inexperienced staff with the Comp Plan update? If not, why not? 2. I believe the Upper County Vision statement should be considered a very important guide to the Comp Plan Updated. 3. The County must not wait to inventory its available water for domestic supplies. The current study being done by USGS and the Yakama Indians will not include a comprehensive study of the Upper County. 4. Development should take place adjacent to and within the current UGAs. Cluster development should not be allowed outside of these areas. 5. There should be
more control over exempt and Class B Wells. 6. I believe there needs to be better public access and participation in the Comp Plan updated. 7. I would like to see Comp Plan progress available on the County’s website. 8. I would like to see Public Notices posted on the County’s website.

-unknown
Snoqualmie Pass UGN

Water
Snoqualmie Pass Water and Sewer District, Group A (special district)
- Total number of connections authorized
  662 connections available
- Total number connected
  As of 2/15/06: 375 residential, 41 non-residential mostly seasonal
- Total number available
  246
- Fire Flow
  Greater than 1,500 gallon/minute for 2 hours

Sewer
Snoqualmie Pass Water and Sewer District
- System capacity
  368,000 gallons/day
- Used capacity
  204,400 gallons/day (55%)
- Available capacity
  163,300 gallons/day (45%)
- Shown in REUs
  375 residential

Transportation
- Relationship to transportation plan
  The 2005 KC transportation plan has no specifics on any relationship
- Public/private roads
  58 roads: 27 private, 16 county, 11 WASHDOT, 4 USFS
- Level of service
  A or B

Schools
- Current enrolment
  K-12, 12 Students travel to the Easton School District. An unknown amount travel to the North Bend School District.
- Current capacity
  225 (See Easton UGN)
- Growth rate (min 5yr)
  Slow growth for the past 5 years. Slow growth in the next five years. Predicted increases in middle school and high school only. (See Easton UGN)

Emergency Services
- Fire District
  # 51 Cooperative with King County Volunteer
- Current number of calls
  April 05 – March 06, 244 total calls, mostly aid and I-90 accident calls

Vacant Lots
- **Number (Based on 4 units per acre.)**
  Based on 4 units per acre: 
  \[
  \frac{(1453.5 - 411)}{4} = 260 \text{ vacant lots}
  \]
Easton UGN

Water
  Kittitas County Water District #3
  Group A system
  - Total number of connections authorized: 512
  - Total number connected: 175
  - Total number available: 337

Sewer:
  None

Schools: Easton School District
  - Current enrolment: 117 (K-12)
  - Current capacity: 225
  - Growth rate (min 5yr): Slow growth for the past 5 years. Slow growth in the next five years. Predicted increases in middle school and high school only.

Emergency Services:
  - Fire District #3
    Volunteer, 18
  - Current number of calls: 100-120 calls per year

Vacant Lots
  - Number (Based on 4 units per acre.): 4(1724.6-359)= 5462.4

Transportation:
  - Relationship to transportation plan
  - Public/private roads
  - Level of service: A or B
Ronald UGN

Water
- Water Purveyor(s) Public and Private system

Kittitas County Water District #2, Class A, Community
- Total number of connections authorized: 150
- Total number connected: 110
- Total number available: 40
- Shown in REUs (residential equivalent units)
- Fire Flow

Pine Loch Sun Beach Club, Class A
- Total number of connections authorized: 95
- Total number connected: 91
- Total number available: 4
- Shown in REUs (residential equivalent units)
- Fire Flow

Evergreen Ridge, Class A
- Total number of connections authorized: 419
- Total number connected: 33 (residential connections: 32)
- Total number available: 386
- Shown in REUs (residential equivalent units)
- Fire Flow

Sewer: None

Schools: Cle Elum-Roslyn School District
- Current enrolment: 1005 (K-12)
- Current capacity: High School is at capacity, Elementary has some room for growth.
- Growth rate (min 5yr): 3-4% this year, project to continue for next 5 years. Projected that in 3-5 years will be overcrowded.

Emergency Services
- Fire District #6
  - volunteer, 10
  - Current number of calls: 24-30 per year

Vacant Lots
- Number (Based on 4 units per acre.): 4(268-155)= 452

Transportation
- Public/private roads
- Level of service: A or B
Thorp UGN

Water
- Thorp Water District
- Total number of connections authorized 160
- Total number connected 92
- Total number available 68

- Fire Flow
- Depends on location in Thorp. Thorp does not have a circular route for the water mains; therefore some of the trunks have less flow capacity than others. (Information obtained from Water District)

Sewer
- None - Thorp is all on Septic

Transportation
- Relationship to transportation plan
- Public/private roads 10 COUNTY ROADS 1 PRIVATE ROAD
- Level of service – Information not available

Schools
- Current enrolment 170
- Current capacity – Well below capacity
- Thorp School District has indicated they would welcome new students
- Growth rate – enrolment is currently decreasing

Emergency Services
- Fire District
  Volunteer -- anywhere from 15-25 volunteers

Vacant Lots
- Number (Based on 4 units per acre.) 228
- Buildable
  Number of lots within the UGA 164
  Number of lots that are 1 acre or greater (total#): 79
  Total number of acres of lots that are 1 acre or greater with CA applied to it, and with: a structure that has a value of greater than or equal to $50,000 (total acres) 57 lots 149 acres
VANTAGE
Items of interest:

Water
Kittitas County Water District #6 - Vantage Water System (Owned/operated by Bryan Stockdale)
- Total number of connections authorized
  150 maximum connections allowed
- Total number connected
  51 currently connected (37 residential & 14 recreational)
- Total number available
  99 currently available
- Capacity
  Well 1 Upper – 335 g/minute
  Well 2 Lower – 500 g/minute
- Fire Flow – N/A
  50,000 gallon storage tank (Town Water System)
  1 Brush truck – 150 gallons
  1 Truck – 250 gallons
  2 Trucks – 800 gallons

Sewer
Kittitas County Water District #6 - Vantage Wastewater Treatment Plant (Owned/operated by Bryan Stockdale)
- System capacity
  87,000 g/day
- Used capacity
  16,300 g/day
- Available capacity
  70,700 g/day

Transportation
- Public/private roads
  13 Roads
  11 – Local Access
  2 – Minor Collector
- Level of service
  All are below current level of service
- Predicted level of service if available
  Not available in the 2005 Transportation Plan

Schools
- Current enrolment
  Kids from Vantage attend school in Kittitas
- Current capacity
  31 kids attend school in Kittitas from Vantage
- Growth rate (min 5yr)
  None expected
Emergency Services
- Fire District
  KCFD # 4
- Volunteer/staffed
  3 volunteer commissioners serve as the fire fighting staff
  2 of the commissioners and 1 additional volunteer serve as EMTs
- Current number of calls
  10 – 12/year
  Majority are freeway fires
  1 – 2 grass fires/ year
- 50,000 gallon storage tank (Town Water System)
  1 Brush truck – 150 gallons
  1 Truck – 250 gallons
  2 Trucks – 800 gallons

Vacant Lots
- Number (Based on 4 units per acre.)
  179 vacant 1 acre lots
- Buildable
  716 possible units