Board members present: Chairman David Bowen; Vice-Chairman Commissioner Alan Crankovich and Commissioner Perry Huston.

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Allison Kimball, Assistant Director of Community Development Services; Scott Turnbull, CDS Staff Planner; Patrick Butler, CDS Staff Planner; Noah Goodrich, CDS Staff Planner; and approximately 20 members of the public.

PUBLIC HEARING PERFORMANCE BASED CLUSTER PLATTING CDS

At approximately 4:00 p.m. CHAIRMAN BOWEN opened a public hearing to consider proposed text changes to Chapter 16.09 of the Kittitas County Code which is also known as Performance Based Cluster Platting section.

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES referenced the Planning Commissions recommendations and minutes from their August 15, 2006 public hearing. He reviewed the Planning Commissions recommendations and additional changes to Chapter 16.09, including conducting a yearly review of the code; clarify that open space calculations and the public benefit rating system does not apply to the property already protected under regulatory requirements; open space must be contiguous to at least two property boundaries; no future subdivision of lots or open space within cluster plat unless specifically identified as a redevelopment plat; provisions for maintenance of open space; and holding a mandatory pre-application conference.

THOSE PRESENT & TESTIFYING: DAVID GLEESON said he attended the Planning Commission meeting on August 15th and felt the changes were appropriate and there had been good progress made. He felt the changes which allows for creativity is needed. He felt by reducing points available for placing property into the Open Space category from 40 to 20 would penalize property owners to want to do any more.

PAULA THOMPSON representing the Kittitas County Conservation Coalition referenced their suggestions that were given to the Planning Commission, including having a minimum of 60 acre for a cluster subdivision; a minimum of 40% of the area within the project boundary must be set aside for open space; the requirement of community sewer systems to safeguard surface and groundwater quality; and adding an affordable housing element for urban areas.
JEFF POTTER OF INTEGRITY LAND said he was currently working on a cluster application with the County and concurred with the proposed changes, however he would like to see the County give 100% credit as previously suggested and not 50% in the open space category. JAMES BOYLE reviewed the proposed changes and suggested adding an additional requirement for notifying the public in an immediate area and what’s going to be planned for the area; additional signage of the property; and letters to be sent out to surrounding property owners more than those within 300 feet. NATHAN WISE felt the County should provide benefit/points for shorelines, critical areas and right-of-ways in rural areas and felt there was a need for higher a percentage incentive for open space. LOUIS MUSSO SECRETARY FOR THE PARKS & RECREATION DISTRICT #1 said the County needed to have a good incentive system in place for land developers to give away to Park & Recreation districts for parks and trails. He said the greater incentive to landowners, the greater likelihood of donations would be given to allow for first class trail systems. They were in favor of providing a higher point system for open space. He said any negotiations with the key landowners for 14-15 mile trail systems are on hold due to the moratorium and until the situation is known to the landowners. JOHN JENSEN expressed concern with the maintenance of open space and how the County would enforce its policy. PAT DENEEN explained that if critical areas were not included, it would take away an incentive from the developer. He referenced points which should possibly be made available relating to the right-of-way issue, such as an incentive to put 60 foot right of ways through their properties for possible future use by the County. His greatest concern was the suggestion of lowering the open space points and felt they should be raised to a higher number because it was an incentive to property owners. He felt attainable housing could added with a number of points, for example every unit would equal a certain number of points. ANNE WANTANABE supported the original language that was submitted by staff and the incentives outlined for developers. She felt the new language for holding a pre-application conference would be beneficial. She agreed with equal point value for open space and keeping the incentives for property owners. She also urged the Board to lift the moratorium. MIKE CAULKINS said he was in favor of what was prepared by the Planning Department. He preferred open space areas and felt the cluster platting was a good incentive for developers. WAYNE NELSEN reinforced the importance of open space and the inclusion of critical areas. He supported the recommendations by staff and the Planning Commission with only a couple of exceptions. DAVE NELSON explained he had been a surveyor in the County for many years, and the cluster platting has not been very popular mainly because there has not been a real big incentive for the landowners. He read comments from Mark Kirkpatrick on the proposed language and was opposed to lowering the open space points available; he was in favor of a pre-application meeting; and that connectivity was a good idea.
He said he also supported revisiting the document on an annual basis. **SEAN NORTHRUP** supported the language from staff and supported placing critical areas into open space. He urged the Board to lift the moratorium. **CHAD BALA FROM TERRA DESIGN GROUP** supported the recommendations of the Planning Commission. He said Terra Design Group would like to stay with the 40-80% requirement; include critical areas into the open space and to incorporate attainable housing into cluster based platting. He said the County needed to give incentives to developers who are willing to give their property away. **MARGE BRANDSRUDE** felt critical areas were unbuildable lands, so she did not believe they were appropriate as a means to award points for open space. She addressed concerns of developers claiming community sewer systems were expensive and could not recover costs, but she felt those were business decisions. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**MR. PIERCY** addressed concerns that were raised by the public including urban redevelopment area, which would be included in the 40% calculation and treated as open space. He addressed the intent of critical areas and how they are calculated as open space. Dedicating right-of-way for public roadway which meets the County road standards would not have points available, only if the go beyond what is required. He said the intent was to identify public benefit goes beyond existing requirements.

**CHAIRMAN BOWEN** did not know how to incorporate the attainable/affordable housing right now, and suggested looking at that during the next review process. He felt the issue relating to the maintenance for open space would be addressed through the County’s Code Enforcement division. He spoke in favor of maintaining public access to public lands; maintaining the wildlife corridor; water resources; and having additional points available for community septic systems, which the County encourages.

**COMMISSIONER CRANKOVICH** said the proposal has to be based on an incentive that would benefit everyone. If it were to take points away, essentially it reduces it as a tool which provides the public open spaces and access. A critical part for him was for having points for community water systems. He favored and annual review process and felt a lot of thought had gone into the document in a short period of time.

**COMMISSIONER HUSTON** said he had no issue with the changes in red presented by staff. He was in favor of having an annual review process. He thought the requirement of having contiguous open space had some benefit and was inclined to look at a bonus system at some future point. He referenced the maintenance of open space and suggested having it be identified in the plat notes. He spoke in favor of having a pre-application conference, but did not want it to
become a place for staff to second guess the applicant, and cross the line in becoming inappropriate. He said rather than eliminate points for a 25 year dedication, he would be in favor of just reducing them.

CHAIRMAN BOWEN moved to approve the Performance Based Cluster Platting, and to amend Exhibit A as suggested by the Community Development Services, with changes to include holding an annual review; no points for critical areas; include a mandatory pre-application conference; having zero points on the open space chart for rural areas for 25 year period. COMMISSIONER HUSTON seconded. 3-0.

ORDINANCE 2006-36 PERFORMANCE BASED CLUSTER PLATTING CDS

COMMISSIONER HUSTON moved to approve Ordinance No. 2006-36, Amending Kittitas County Code Chapter 16.09, Performance Based Cluster Platting. COMMISSIONER CRANKOVICH seconded. Motion carried 3-0.

PUBLIC HEARING EXTENSION OF MORATORIUM CDS

At approximately 5:43 p.m. CHAIRMAN BOWEN opened a public hearing to consider the extension of a moratorium for Performance Based Cluster Plats, Chapter 16.09 of the Kittitas County Code. The moratorium currently in place expires at midnight August 16, 2006.

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES explained the moratorium on Performance Based Cluster Plats were placed by the Board on July 18, 2006, and was in effect until midnight August 16 2006. He said if the Board were to take no action, the moratorium would just lapse at that time.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

COMMISSIONER HUSTON moved to take no action in extending the moratorium in effect for Performance Based Cluster Plats. COMMISSIONER CRANKOVICH seconded.

CHAIRMAN BOWEN expressed his appreciation for everyone’s time and energy spent on the issue.

Motion carried 3-0.

The meeting was adjourned at 5:45 p.m.