COMMISSIONERS' MINUTES
KITTITAS COUNTY, WASHINGTON
COMMISSIONERS AUDITORIUM
SPECIAL MEETING

WEDNESDAY 4:00 P.M. OCTOBER 25, 2006

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

Others: Mandy Robinson, Deputy Clerk of the Board; Darryl Piercy, CDS Director; Jeff Slothower, Attorney; James Hurson, Chief Deputy Prosecutor; Kelly Carlson, Admin Assistant DPW; Patti Johnson, Interim DPW Director; Steve Lathrop, Attorney; Del Goehring, Suncadia; Jan Sharar, member of the public.

APPEAL HEARING FLETCHER, ROGERS & MCDANIEL SHORT PLATS CDS

At approximately 4:00 p.m. CHAIRMAN BOWEN opened a continued appeal hearing from September 19, 2006, to consider three separate appeals filed by Attorney Jeffrey Slothower who is appealing the Administrative Decision of the Community Development Services Departments issuance of a letter dated June 23, 2006, claiming the Fletcher Short Plat (SP-06-44) is not categorically exempt from SEPA pursuant WAC 197-11-305 (1) (b) (ii). The application is for a 3-lot short plat submitted by Chuck Cruse, authorized agent for Gary Fletcher, landowner, for a 2-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8.40 acres of land that is zoned R-3, located southeast of the City of Cle Elum off of Casassa Road, Cle Elum, WA 98922 located in the NE 1/4 of Section 7, T.19N. R.16E, W.M., in Kittitas County, Tax Parcel number 19-16-07057-0002; the Administrative Decision of the Community Development Services departments issuance of a letter dated June 23, 2006, claiming the Rogers Short Plat (SP-06-43) is not categorically exempt from SEPA pursuant WAC 197-11-305 (1) (b) (ii) and an application for a 3-lot short plat submitted by Chuck Cruse, authorized agent for Floyd Rogers, landowner, on approximately 9.56 acres of land that is zoned R-3, located southeast of the City of Cle Elum off of Casassa Road, Cle Elum, WA 98922 located in the NE 1/4 of Section 7, T.19N. R.16E, W.M., in Kittitas County, Tax Parcel number 19-16-07053-0003 and the Administrative Decision of the Community Development Services Departments issuance of a letter dated June 23, 2006, claiming the McDaniel Short Plat (SP-06-42) is not categorically exempt from SEPA pursuant WAC 197-11-305 (1) (b) (ii). The application is for a 3-lot short plat submitted by Chuck Cruse, authorized agent for Gary McDaniel, landowner, on approximately 11.15 acres of land that is
zoned R-3, located southeast of the City of Cle Elum off of Casassa Road, Cle Elum, WA 98922 located in the NE 1/4 of Section 7, T.19N. R.16E, W.M., in Kittitas County. Tax Parcel number 19-16-07052-0002. Noting that the record is open.

DARRYL PIERCY noted this was a continuation of an appeal of administrative decision that would require SEPA on three short plats. Darryl noted that before the Board, was a letter from the attorney representing the parties involved dated October 25, 2006. The letter stated that all parties had come to an agreement and would like to work with Community Development Services and have chosen to withdrawal the appeal. They and agreed to go forward with Community Development Services processing the three respective short plats with the agreement of each owner of the property which is subject to the plat would, in the future, if the landowners in the area and/or Kittitas County sought to form a local improvement district (LID) for the purposes of funding road improvements, agree to join in and support the formation of the local improvements district. MR. PIERCY recommended accepting the proposal from Mr.Slothower.

COMMISSIONER HUSTON questioned the conditions of the right of way and what is the projected density for proposed construction standards. He said he didn’t want each plat to drive their own individual requirements and asked how do we address that?

DARRYL PIERCY stated they are trying to allow for collective improvement, for any upgrades potential owners may do. Darryl stated he wanted all owners agreeable to a local road improvement district, but, said we aren’t at that threshold yet. He stated they will have that opportunity in the future, and then can adequately generate the revenue.

JEFF SLOTHOWER felt like all along this was a case that could be resolved, and that the trigger for SEPA was the roads. He stated that after his conversation with Mr. Piercy his assumption was confirmed. He stated that sometimes the language gets confusing and hard to understand and clarify, but now that they have worked with Community Development Services and there is language for future property owners he feels his clients are taken care of.

CHAIRMAN BOWEN opened up the public testimony. JAN SHARAR stated she came to support the policy for SEPA Review in all cases, and thanked the Board for the opportunity to speak. CHAIRMAN BOWEN asked for any others wishing to speak and with no body else wishing to speak, public testimony was closed.
COMMISSIONER HUSTON moved to accept the conditions proposed by the appellant and agreed to by staff and accept the request of the appellant and dismiss the appeal. COMMISSIONER CRANKOVICH seconded. Motion carried 3-0.

Meeting adjourned at 4:25 p.m.