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

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Joanna Valencia, CDS Staff Planner; Mandy Weed, CDS Administrative Assistant; Brandon Drexler, Public Works Director; Randy Carbary, Public Works Planner; Patrick Butler, CDS Staff Planner; Kelly Bostick-Bacon, Public Works Technical Secretary and approximately 10 members of the public.

At 1:30 p.m. CHAIRMAN BOWEN opened the special meeting to consider two continued Closed Record Hearings.

CLOSED RECORD HEARING   RANCH ON SWAUK CREEK REZONE (Z-06-27)   CDS

JOANNA VALENCIA, CDS STAFF PLANNER distributed a large surveyed map for the Boards information, noting the copy they had in their packet was scaled down, but was the same.

CHAIRMAN BOWEN explained the criteria for development design had been included and the SEPA review was completed. COMMISSIONER CRANKOVICH felt the requirements had been met. COMMISSIONER HUSTON said the application complied with the County Code as it is written, noting it may have its shortcomings, but those would need amendments to the Code and noted some possible recommendations.

COMMISSIONER HUSTON move approve the Ranch on Swauk Creek Rezone (Z-06-27) and direct staff to prepare enabling documents. COMMISSIONER CRANKOVICH seconded. Motion carried 3-0.

The Board expressed their appreciation for the effort and work that went into the proposals.

COMMISSIONER CRANKOVICH moved to continue the Ranch on Swauk Creek Rezone (Z-06-77) Closed Record Hearing to Tuesday December 5, 2006 at 2:00 p.m. in the Commissioners Auditorium, to consider enabling documents. COMMISSIONER HUSTON seconded. Motion carried 3-0.
JOANNA VALENCIA, CDS STAFF PLANNER reviewed the proposed Vantage Bay Rezone (Z-06-25) request.

CHAIRMAN BOWEN questioned staff relating to storm water storage, density and amenities. COMMISSIONER CRANKOVICH felt the amenities were not clearly identified and there was nothing else proposed other than the rezone. JOANNA VALENCIA said the SEPA document references Phase II, stating they would need to go through another process, noting they do not have any current plans.

COMMISSIONER HUSTON said the key point is that they are dealing with Vantage Urban Growth Node and the property contained within that. He expressed the need to create a development agreement at some point, in the Code which would need to be referenced.

COMMISSIONER HUSTON moved to approve the Vantage Bay Rezone (Z-06-25) request and direct staff prepare enabling documents. COMMISSIONER CRANKOVICH seconded.

COMMISSIONER HUSTON said the proposal was consistent with the Comprehensive Plan, noting there is nothing in the record stating it is beyond the allocations with the urban growth nodes. He thought this was the kind of proposal that the Growth Management Act directs County to do. He noted concerns with the private roadways serving that level of density, but said they will see how it goes in the future, because it is not illegal. He felt the proposal was consistent with the requirements & goals of the Growth Management Act. COMMISSIONER CRANKOVICH noted this was at the preliminary plat stage. CHAIRMAN BOWEN felt there were major concerns with the issue, stating the area is already overwhelmed. He felt there needs to be more discussion with Water and Fire Districts.

Motion carried 3-0.

COMMISSIONER CRANKOVICH moved to continue the Vantage Bay Rezone (Z-06-25) Closed Record Hearing to Tuesday December 5, 2006 at 2:00 p.m. in the Commissioners Auditorium to consider enabling documents. COMMISSIONER HUSTON seconded. Motion carried 3-0.

Meeting adjourned at 2:00 p.m.