COMMISSIONERS MINUTES
KITTITAS COUNTY, WASHINGTON
SPECIAL MEETING
KITTITAS COUNTY FAIRGROUNDS/EVENT CENTER
HOME ARTS BUILDING

WEDNESDAY 6:00 P.M. JUNE 13, 2007

Board members present: Chairman Alan Crankovich, Vice-Chairman David Bowen; Commissioner Mark McClain.

Others: Julie Kjorsvik, Clerk of the Board; Joanna Valencia, CDS Staff Planner; Darryl Piercy, Director of Community Development Services; Scott Turnbull, CDS Staff Planner and approximately 25 members of the public.

PUBLIC HEARING DEVELOPMENT CODE CDS

At approximately 6:00 p.m. CHAIRMAN CRANKOVICH opened the continued public hearing from June 11, 2007 to consider the Planning Commissions recommendations on the Kittitas County Development Code. Performance Based Cluster Plat

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES noted the Board of County Commissioners had been provided with copies of written comments that were submitted up until today’s date at 5:00 p.m. at the Community Development Services Department. JOANNA VALENCIA, CDS STAFF PLANNER reviewed the Planning Commissions recommendations for Chapter 16.09 Performance Based Cluster Platting.

THOSE PRESENT & TESTIFYING: LOUIS MUSSO REPRESENTING THE KITTITAS COUNTY PARK & RECREATION DISTRICT #1 noted that the County had previously formed an incentive for developers that would benefit the District, although they have not been able to move forward due to the proposal being in litigation. MARGO CORDNER felt clustering was beneficial to farmers and did not believe change was necessary. PAULA THOMPSON REPRESENTING THE KITTITAS COUNTY CONSERVATION COALITION recommended the removal of the 3 and 5 acre zoning relating to the cluster platting as well as having the requirement of both community sewer and water to ensure public health, safety and welfare is being considered. DAVID WITWILL REPRESENTING THE CENTRAL WASHINGTON HOMEBUILDERS ASSOCIATION felt cluster platting was efficient land use of rural areas and should be encouraged. He reviewed the various benefits of the tool. LILA HANSON felt the Rural-3 and Ag-3 should continue to have the clustering tool available. She questioned who would dictate the access for trails, wildlife corridors and property and wanted to make sure the numbers are not limited. She felt decisions made by local officials should be adhered to and should stand firm with those decisions they made. ROGER OLSEN gave examples of planning goals under the Growth Management Act and said a publication by CTED claims the primary purpose of rural areas is not to accommodate growth, but it is the function of urban areas. He felt 3-acre zoning in the rural areas and fully contained communities were not appropriate. VINCENT TOMASO questioned if the proposed language would he be able to put a resident home on his 3 ½ acre parcel in Thorp. PAUL WHITE wanted the Board to be aware that soil survey results can be prime farm land when it comes to 3 acre parcels. CHAD BALA REPRESENTING TERRA DESIGN GROUP felt Ag-3 and Rural-3 zone should be retained in the document. URBAN EBERHART REPRESENTING THE KITTITAS
COUNTY FARM BUREAU felt the Ag-3 and Rural-3 zones should be accepted for the cluster platting. They suggested striking the language regarding a State agency should be review requirements and felt it should be reviewed locally. WAYNE NELSON felt it would be a mistake to remove the Ag-3 and Rural-3 from the cluster platting, claiming it is an effective planning tool. He requested the entire record from the 2006 Comprehensive Plan be included into this record by reference. PAT DENEEN felt an environmental enhancement section should be included such as riparian corridor management plan, creation of wetlands, wildlife habitat, fish enhancements, etc. He thought there should be set backs of 100 feet from the property lines. THE PUBLIC TESTIMONY PORTION 16.09 PERFORMANCE BASED CLUSTER PLATTING WAS CLOSED ALTHOUGH THE WRITTEN COMMENT REMAINED OPEN.

The Board recessed at 6:56 p.m. for approximately 10 minutes. The Board reconvened at 7:10 p.m.

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES reviewed a new section to the County Code 17B Forest Practices which is a follow up to RCW’s to set standards. SCOTT TURNBULL, CDS STAFF PLANNER reviewed the proposed changes to Title 17B which would identify a process and provide criteria for lifting a six-year development moratorium and a public notification process as well as establishing minimum standards and requirements associated with local government review and jurisdiction over Class IV in accordance with RCW 76.09.

THOSE PRESENT & TESTIFYING: PAULA THOMPSON REPRESENTING THE KITTITAS COUNTY CONSERVATION COALITION expressed support of Title 17B Forest Practice. LILA HANSON asked for clarification of timber harvest. PAT DENNEN extended his support for the proposed language. THE ORAL AND WRITTEN TESTIMONY WAS LEFT OPEN FOR THIS PORTION OF THE HEARING.

Chairman Crankovich noted that the written record of the hearing would remain open until Monday June 18, 2007 at 5:00 p.m.

Commissioner Bowen moved to continue the hearing to Thursday June 14, 2007 at 6:00 p.m. at the Kittitas County Fairgrounds in the Teanaway Hall. Commissioner McClain seconded. Motion carried 3-0.

Meeting adjourned at 7:15 p.m. KITTITAS COUNTY, WASHINGTON BOARD OF COMMISSIONERS

ATTEST:

Julie A. Kjorsvik, Clerk of the Board Alan Crankovich, Chairman

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EXHIBITS
JUNE 13, 2007
DEVELOPMENT CODE PUBLIC HEARING

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<td>Corrected Guide to Key Proposed Revisions to the KC Development Code per Planning Commission Recommendations</td>
<td>Joanna Valencia, CDS Staff Planner</td>
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<td>Letter to Kittitas County Community Development Services</td>
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<td>Article from Mike Johnston of the Daily Record Re: More Sales Taxes for More Cops</td>
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