



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STUDY SESSION MINUTES

January 24, 2011

THOSE PRESENT:

Paul Jewell, Alan Crankovich Obie O'Brien (BOCC), Mandy Weed, Dan Valoff (CDS) Kirk Holmes, Jan Ollivier, Jeff Watson, Christina Wollman (DPW) Anna Nelson (GordonDerr) Neil Caulkins (PR) Christie Garcia (AS)

GUESTS PRESENT:

Jeff Slothower, Allison Kimball, Lindsay Ozbolt, Vernon Swesey, Dave Nelson, Chris Cruse, Dave Whitwell, Mitch Williams, Mark Leplesky

Administrative Segregations Discussion:

Kirk stated that there have been significant changes in definitions over the past several years and that the code is pretty clear. Kirk stated that the biggest issue is that there are a number of legacy Segs out there and the development community would like us to move forward on them. Kirk questioned if we are applying the current code to them and what is considered approval. Commissioner Jewell questioned why we have these and how many of them we have. Kirk stated that there are at least 30 of them and they will create a significant number of lots. Slothower stated it is important to remember that they are exempt from the process and that all that was signed off on was that it met code. Slothower also stated that in approximately 2008 approval letters started going out to applicants and that there is nothing in code outlining a timeline as to when they have to be completed. Neil stated he and Slothower do not agree on the exempt process and that there is not a place in code that says a project is approved or denied but that exempt process is allowed statute. Neil stated that the old ones should be based upon what the code was at the time of application and for vesting it has to be a complete application. Commissioner Crankovich questioned the signatures on final approval. Neil stated that in absence of code we don't have much. Commissioner O'Brien questioned what the cost is to the county. Mark from DFWL stated that the critical areas are not looked at and sometimes the minimum buffers can't even be realized and subsequent issues aren't being considered and that they are not good for protecting public resources. Slothower commented that the only costs are on the applicant for surveys etc. Dave stated that there are a number of applications he hasn't even heard if they have been approved or denied. Board agreed to move forward with the applications under the code they were applied for under. Slothower commented that if they were signed off by previous staff then it should be approved. Neil commented that no, they should be reviewed by someone based upon the old code. Slothower commented that he would fight that one as it is up to staff interpretation. Jeff Watson stated that the problem is they used to allow these to be processed in groups and now we do not. Commissioner Jewell stated that we need to take a look at the applications and take a look at the old code. Slothower stated it is wrong for the county to go back and check for signatures. Commissioner Crankovich stated that philosophically he agrees, but he also sees Neil's point. Watson stated that the code didn't change only the staff interpretation changed. Commissioner O'Brien questioned how many we are talking about. Watson stated anywhere between 2 and 100 lots. Commissioner Jewell questioned if this should be looked at again at the next study session. Kirk stated we could look at the ones that we have signed and get the ones going that there is no question on the outcome. Board agreed to move forward on those ones. Commissioner Jewell stated the Board will schedule a special meeting in a week for further discussion

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and it will be the only topic on the agenda.

Board Direction:

Board will schedule special meeting in a week for further discussion.

Other:
Fire Marshal Discussion:

Brenda stated that she has had a couple of meetings regarding moving forward with code changes and that there are additional mitigations that can be provided such as lot size, setbacks, sprinklers and UWIC codes. Brenda stated that they also discussed on site water storage and multipliers. Commissioner Jewell questioned if this is all being looked at to go into code. Brenda stated yes, to clarify code and that she is looking at amending code regarding access and the number of lots. Allison questioned interpretation. Commissioner Jewell stated we are still waiting on a memo from legal. Mitch commented that he appreciated Brenda working with the building community.

Board Direction:

None.