



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STUDY SESSION MINUTES

August 8, 2011

THOSE PRESENT:

Paul Jewell, Alan Crankovich, Obie O'Brien (BOCC) Mandy Weed, Dan Valoff (CDS) Kirk Holmes, Jan Ollivier, Jeff Watson (DPW) Neil Caulkins (PR)

GUESTS PRESENT:

Chad Bala, Catherine Clerf, Mr. Ragland

Continued BLA discussion:

Commissioner Jewell stated that this discussion was carried over from a month or so ago regarding creating a parcel with split zoning. Jeff stated he spoke with legal and they informed him that creating split zoned parcels is against GMA and should be denied. Jeff further stated that over the years some of these have been approved. Neil commented that it makes it very confusing regarding what would be allowed in the parcel and the code doesn't say that we can create these. Dan stated that other counties have provisions in code to allow these but ours doesn't. Neil stated putting something in code could address these issues. Kirk stated he would like staff to go back and get some code suggestions together. Chad stated that MRSC states that zoning doesn't follow boundary lines. Commissioner Jewell stated that they have to make a decision based on the counties best interest and GMA on not what the county has done in the past even though he can appreciate that. Chad stated that they would not have submitted under these circumstances and they would like a refund. Mr. Ragland stated he would be interested in re-instating his large lot application as he never would have withdrawn it had he known this out come as he just had one approved about 3 weeks prior with the same circumstances. Further discussion regarding the status of the large lot was determined that the large lot had received preliminary approval so it wasn't a matter of withdrawing the application it was a matter of the preliminary approval expiring which staff believes it is has not yet expired. Commissioner Jewell stated that he would like to see some code recommendations, but his recommendation would be to not approve split zoning parcels unless they are supported by code. Commissioner Crankovich and Commissioner O'Brien concurred.

Board Direction:

CDS staff to write letter to Mr. Ragland regarding status of Large Lot based on approved resolution and bring back BLA code language.

APPROVED
9/7/2011