

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
WEBEX
SPECIAL MEETING**

TUESDAY

2:00 P.M.

OCTOBER 6, 2020

Board members present via WebEx: Chairman Brett Wachsmith and Commissioner Cory Wright. Recused: Vice-Chairman Laura Osiadacz.

Others present via WebEx: Julie Kjorsvik, Clerk of the Board; Dan Carlson, CDS Director; Doug Fessler, Network Administrator; Jessica Miller, Administrative Assistant; Mike Flory, Building Official; Mandy Buchholz, Deputy Clerk of the Board II; Taylor Crouch, Deputy Clerk of the Board I; Neil Caulkins, Deputy Prosecutor; Mark Cook, Public Works Director; Rachael Stevie, Planner I; Pat Nicholson, Fire Marshal; Kelly Bacon, Planner I; Bridget Pechtelt, Planner II; Jeremy Johnston, Planner II; and approximately 32 members of the public.

Kittitas County is currently in Phase 3 and in person participation is prohibited. The public was encouraged to join the meeting by joining a WebEx event online.

PUBLIC HEARING MARIAN MEADOWS DEVELOPMENT AGREEMENT CDS

At 2:00 p.m. **CHAIRMAN WACHSMITH** opened a Public Hearing to consider the Marian Meadows Development Agreement (DV-19-00001).

DAN CARLSON, CDS DIRECTOR reviewed a Staff Report which included general information on the proposal; site information; administrative review; environmental review; agency and public comments; Development Agreement review; and Staff conclusions. He said the proposed Development Agreement is consistent with the County's Comprehensive Plan, all applicable County Development Regulations, and Ordinance No. 2018-006. He recommended that based on the Conclusions and Findings of Fact, Staff recommends approving the Development Agreement subject to the proposed changes to Section 2.5 and 4.3.

DEAN WILLIAMS, REPRESENTING THE APPLICANT provided information for the Board's consideration and addressed concerns that had been expressed relating to the proposed Development Agreement. He said the Easton School District had sent a letter to the Board recommending denial of the Development Agreement. He said the Easton School District's reasoning for having to build a new school is not justified or attributable to the proposed development.

THOSE REQUESTING TO TESTIFY: DEB OGURA explained how the convenance runs with the property and she said the road across from it is

APPROVED
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illegal and should not be there. She said the last 10 years residents of Easton have fought against the proposal for various reasons and urged the Board to place a moratorium on the proposal. **DUANA KOLOUSKOVA, REPRESENTING THE APPLICANT** said they supported Staff's recommendation and urged the Board to approve the request. **JASON MOULTON** said he owns the Moulton Lodge on Sparks Road and although he is not against development in general, he does have concerns with the proposal because there is not adequate egress in the area. He questioned where the additional water would come from and what the impacts would be to the School District due to the influx of students who would be moving into the area. **JENNIFER PHILLIPS** expressed concerns relating to the proposal and impacts from the increased amount of people in the area. **JOHN JENSEN** said he was confused with the preliminary approval being subject to the conditions of the Development Agreement because the developer has failed to meet requirements which includes meeting with the Easton School District and the Easton Fire Department Commissioners to discuss mitigations. **JOHN REEVES** said due to the Coronavirus there will be a lot more people tele-commuting and felt the estimated increase in student population is very low. He expressed concerns relating to the potential of lowering the reservoir by 80-100 more feet which would affect the Easton water table. **JUSTIN WEIS** said they've worked with Dean and Duana on mitigation issues over the past 10 years and that if the Board had any questions, he'd be available to answer them. **JESSICA KARRAKER** believed the prediction/modeling with the School District is outdated especially with COVID-19. She said there would be an influx of residents and students that would be moving into the area due to the proposed development. **MIKE GERBER, EASTON WATER DISTRICT COMMISSIONER** said they submitted a significant amount of comments to County Staff and those should have been forwarded to the Board. He said they were committed to serving the area as it was annexed into the area. He noted there has not been any contact from the Easton Ridge Land Company since October when they were provided with documents. He said speaking as a citizen who lives next to the area, he expressed concerns relating to secondary/emergency access. **NOLAN WEIS** said he would be available for questions if needed. He indicated they have talked to different agencies in preparing their proposal. He thought they might see less kids attending school due to online school resulting from the Coronavirus pandemic. **PATRICK DEHUFF, SUPERINTENDENT OF THE EASTON SCHOOL DISTRICT** said OSPI has no idea of their student population, and their School District could not accommodate the number of students that would result from the proposed development. He explained how the applicants presented the District with a \$500.00 mitigation fee, but with no rationale behind it as to why their impacts would be different from others. He said the proposed development will push them into having single classrooms versus their current multi-grade classrooms. He noted they have made several calls to the County on the advice of their legal counsel to discuss the future growth and they have never

received a call back. **PHILLIP MEEHAN** expressed safety concerns regarding the proposed project. He said the Easton Fire Department is solely volunteer and does not have the means to provide EMS Services for an additional 80+ families beyond their current residents, and the number of travelers who are in the area. **SCOTT DOWNES** from the Department of Fish & Wildlife, said if it were to have future growth out into the hills they would have concerns relating to wildlife connectivity, but for the time being the issues they have had seems to have been resolved. **TERRI CAMPBELL, FIRE DISTRICT #3 COMMISSIONER** said there hasn't been anyone from Easton Land Company who has contacted them. She addressed issues relating to getting medical aid to the development during the winter and summer months. **TOM BARR** questioned why the developers who see opposition to their proposal, insist on pushing forward. He felt there must be a point where people must start saying no. **MONICA (NO LAST NAME PROVIDED)** agreed with what others have said and the amount of proposed homes would bring an average family of 4 to each one of them. She said they are already being inundated with people coming over from the west side of the State. **TRACI JONES** felt the Board needed to step back and listen to the residents of the Upper County. She said they do not have the resources that the Lower County has available to them, including water. **TIM RILES** expressed concerns relating to safety issues including increased traffic; emergency response; and water due to the increase in population due to the proposed development. **MS. McGLAUGHLIN** brought up various concerns relating to the proposal. She asked the Board to reconsider and urged the applicants to discuss the proposal and affects with the Fire District. **RYAN THOMAS, REPRESENTING THE EASTON SCHOOL DISTRICT** said they provided comments on the proposal earlier. He said the School District hired a third party consultant to develop a plan which was adopted in 2018, and they have not seen a downward trend for impacts. He said there would be an increase of approximately 100 students from K-12 which are currently combined classes. By adding those students, it would require expanding classrooms and those impacts need to be mitigated. **MARGE BRANSRUD** questioned the definition of recreational vehicles as it's referenced in the agreement. She also expressed concerns of where the additional boats, & ATV's, would be stored as well as the increase in noise, and wear and tear to the pavement. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

MR. CARLSON explained why Commissioner Osiadacz had previously recused herself from the proposal. He said it related to the Appearance of Fairness Act and was a conflict of interest in the matter and had recused herself from meetings relating to Marian Meadows.

MR. WILLIAMS, REPRESENTING THE APPLICANT said if the Easton School District believes it has budgeting concerns for the future, then the appropriate step would be to work with the County and develop a

Comp. Plan update rather than go to Easton Ridge Land Company to address those concerns. He addressed concerns relating to fire and water and thanked the community for expressing their concerns. **MR. CARLSON** addressed issues that had been brought up relating to water connectivity and other conditions. He said the number of students that were used at the time of application and were part of the conditions that were due to vesting. He said that had been appealed by the School District, but there was a subsequent Settlement Agreement done in Nov 2018 where extra notice and comment would be provided. The appeal was dropped, and the language vested, therefore they cannot go back and remodel those numbers.

COMMISSIONER WRIGHT commented on mitigation requirements for Fire District #3 and the impacts to facilities and equipment. He said he was unclear if both fire & medical responses get analyzed. **PAT NICHOLSON, FIRE MARSHAL** said he was not involved in the preliminary work, but the impacts analyzed would include both EMS and Fire response in a category of service calls.

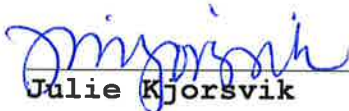
COMMISSIONER WRIGHT moved to close public comment and continue the Public Hearing to December 15, 2020 at 2:00 p.m. via WebEx. **CHAIRMAN WACHSMITH** seconded.

COMMISSIONER WRIGHT said he understood the concerns that have been expressed, but at some point, the record needs to be closed and for the Board to make their determination on the Development Agreement. He noted how there had been a significant amount of comments provided to the Board in both written form and over WebEx. He said with a substantial amount of information in the record, he would like to have more time to digest everything that has been provided.

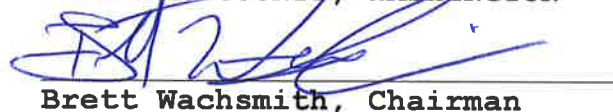
Motion carried 2-0.

The meeting was adjourned at 3:47 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Brett Wachsmith, Chairman