

**KITTITAS COUNTY PLANNING COMMISSION**  
**2006 Comprehensive Plan Amendment and Update**  
Monday, September 18, 2006 - 6:30 PM – Commissioners Auditorium  
**MINUTES**

**I. Call to Order.**

Chairman Black called the special meeting of the Planning Commission to order at 6:30 p.m.

Those present: Chairman David Black, Grant Clark, Don Williamson, Scott Perna, and Doug Harris.

Also present: Community Development Services Director Darryl Piercy, Staff Planners Joanna Valencia, Scott Turnbull, Noah Goodrich and Patrick Butler, Clerk of the Board Susan Barret and approximately 20 people representing public and applicant interests.

**Black** reviewed the proposed order of the evening and plan for deliberations to begin Tuesday, September 19, 2006.

**Piercy** spoke of the matrix presented by staff to the Planning Commission in an effort to assist the deliberation process. The matrix is available to the public.

**II. Continuation of the Kittitas County Comprehensive Plan Update and Annual Amendments**

**Scope of Work Item 2 – Affordable Housing Element**

**The Chair opened the hearing to Staff Presentation**

Community Development Services Director Darryl Piercy introduced the proposed changes to Chapter 3 of the existing Comprehensive Plan to reflect current information. He reviewed recent changes in code and the proposed GPO's. Attached hereto and incorporated herein is a copy of that Scope of Work Item.

**The Chair opened the hearing to Public Testimony.**

**Doug Kilgore**, 145 Fifth Street, Roslyn, representing RIDGE spoke to the RIDGE text recommendations. One of the things missing is an inventory of where the affordable housing is county wide. They suggest that we adopt a series of strategies. They support the recommendations of the staff pertaining to the Accessory Dwelling Units, Living Quarters and Special Care Housing and they concur with the recommendation to look within the urban growth area to locate additional affordable housing. Additional strategies include: Bonus densities; planned unit developments; land trust; and identify a strategy to get affordable housing where people work.

**Harris** asked for specific definition of affordable housing in a dollar amount. Members of the audience responded that 80% of the median income. Harris stated that he doesn't see the relationship between high end housing and the low end housing. Further discussion ensued.

**John Jensen**, 3910 E. Sparks Road, he quoted housing portion from the Upper County Vision Plan into the record. He recommended the 40-80 point bonus for open spaces be dropped to

20-40 and points be awarded for affordable housing to encourage developers to build more affordable housing in their developments.

**Pat Deneen**, 1890 Nelson Siding Road, Cle Elum, stated that he did agree with Jensen in the idea of bonus density and the only logical place for affordable housing is within the UGA's and UGN's. He spoke of "Attainable Housing" and the need to lower the cost of utilities and permitting.

**Darryl Piercy** clarified the regulations related to Accessory Dwelling Units, Accessory Living Quarters and Special Care Housing.

**Roger Weaver**, 1217 Radio Road, Ellensburg stated that there was a lot of attainable housing but the development has driven the costs up. The cities must find ways to bring the costs down.

#### **Scope of Work Item 4 – Related Adoption to Other Plans**

##### **The Chair opened the hearing to Staff Presentation**

Community Development Services Director Darryl Piercy stated that incorporating by reference these plans as adopted by the county recognizes that they are dynamic in nature and allows them to be modified and updated on a regular basis. He went on to briefly describe the various plans and where they may fit within the Comprehensive Plan. Attached hereto and incorporated herein is a copy of that Scope of Work Item.

##### **The Chair opened the hearing to Public Testimony.**

**Doug Kilgore**, 145 Fifth Street, Roslyn, representing RIDGE, made general remarks about our public planning process and the frustration of having such a substantial amount of public participation, the introduction of ideas, differing perspectives, comments and effort that just get filed. There appears to be no synthesis in any form of this substantial public effort into policy alternatives for the Commission to hear or the public to comment upon. They see this process as very thin and not adequate to the needs we face at this critical update point.

**Harris** asked for Kilgore's recommendation to resolve this. **Kilgore** responded that there should be some synthetic document presented to the Planning Commission before the hearings. Where the public could see what had been gathered, what had been said, and how it was carried forward. **Black** voiced agreement that the process is going too fast and that it feels like things are just getting pushed through the system. He further stated that he has not even seen some of the plans in the scope of work up for adoption. Further discussion ensued.

**Piercy** commented on the previous testimony to clarify that this has been a long process beginning in May of 2005 when staff began meeting with the Board of County Commissioners at public meetings to discuss the elements that they wanted to address as part of the Comprehensive Plan Update. The county then conducted a series of meetings in the fall of 2005 to discuss what the elements should be addressed in the update, this process led to the scope of work that was adopted through resolution. It is a process designed to use grass roots input to shape the scope of work and updates. The comprehensive plan will not be rewritten, it will be amended. It is truly intended to be a grass roots effort. Further discussion ensued.

#### **Scope of Work Item 5 - Miscellaneous**

**Jan Sharar**, 390 Cattail Road, Ellensburg, spokesperson for the Kittitas County Conservation Coalition, submitted **Exhibit A**, a copy of the Comprehensive Plan checklist and **Exhibit B**-written testimony from Paula Thompson which she read into the record.

**Marge Brandsrud**, 3580 Sparks Road, Easton, read part of the SEPA addendum that has to do with Comprehensive Plan update. She stated this is part of the commissioner's packet and proceeded to read paragraph 2 into the record.

**John Jensen**, 3910 Sparks Road, Easton, stated that he too is a volunteer and spends a lot of time trying to make a difference in the community. He spoke as KCCC representative and addressed Transportation, Utilities and Recreation by reading into the record from the Upper Kittitas County Vision Plan those corresponding sections.

**Ben Kern**, 2020 Orchard Road, stated that he is an Orchardist out in Badger Pocket; he is very concerned with the moratorium on lot splits and feels that this is a violation of his rights as a landowner. He wished to secure his right to do with his land as he sees fit.

## **Break and Back**

### **Continuation of the Scope of Work 5 - Miscellaneous**

#### **The Chair opened the hearing to Staff Presentation**

Community Development Services Director Darryl Piercy introduced the miscellaneous items, a collection of items that are intended to improve communication efforts between the County and the Citizens in an effort to keep them better informed and involved in the land use process. Attached hereto and incorporated herein is a copy of that Scope of Work Item.

**Jan Olivier**, Department of Public Works Transportation Manager, submitted **Exhibit C**-Chapter Four: Transportation, and reviewed the recommendations and modifications of that document.

**Piercy** stated that airports will be addressed under Other Mandatory Elements. He also spoke to the Upper County Visioning Plan.

**Marge Brandsrud**, 3580 Sparks Road, Easton, submitted into the record **Exhibit D**-Chapter Four: Transportation, with suggested changes and additional information related to airports.

**Paula Thompson**, 550 Goodwin Road, Thorp, submitted **Exhibit E** letter from Robert Dlouhy.

**Doug Kilgore**, 145 Fifth Street, Roslyn, representing RIDGE, commented on transportation and recommend expansion of GPO 4.14 to include a system of assessing non motorized transport opportunities and that the plan be amended to include requirements ensuring non motorized pathways being included in new and updated infrastructure. Kilgore also addressed the introduction of additional information being submitted in the meeting and the inability of the public to comment on this information.

**Black** addressed this concern by stating that the record will not be closed for written testimony.

### **Other Mandatory Elements**

#### **The Chair opened the hearing to Staff Report**

Community Development Services Director Darryl Piercy stated that the Growth Management Act requires this section be included as part of the update. Attached hereto and incorporated herein is a copy of the Other Mandatory Elements including Utilities; Economic Development; Transportation; and Recreation and Parks.

#### **The Chair opened the hearing to Public Testimony.**

**Marge Brandsrud**, 3580 Sparks Road, Easton, stated that the presented information was not current or accurate. She then pointed out various inconsistencies. She asks why the Recreation

and Parks information was not presented at this time. **Black** responded that this item would be used in reference.

**Doug Kilgore**, 145 Fifth Street, Roslyn, representing RIDGE, spoke to Recreation and Parks element and asked how, when the GMA requires parks and recreations to be included in developments, this county consistently approves projects with out any. He stated that if we continue to cater to the developers for short term gain it will be to the detriment of all in the long term.

**Paula Thompson**, 550 Goodwin Road, Thorp, submitted into the record **Exhibit F** letter from Derald Gaidos regarding Public Fire Safety Items.

**Paula Thompson**, 550 Goodwin Road, Thorp, submitted into the record **Exhibit G** letter from Joyce Phillips dated August 21, 2006.

**Black** began a general discussion among the other members to arrange the upcoming schedule.

**Black** stated that the board will extend the public comment period for written testimony until noon, Friday, September 22, 2006 to be received at the office of Community Development Services.

The Commission continued the hearing to Tuesday, September 19, 2006 at 6:30 pm in the Hal Holmes Community Center. The meeting was adjourned at 8:52.

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Susan Barret, Planning Commission Clerk