

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

MONDAY

6:00 P.M.

NOVEMBER 28, 2016

Board members present: Chairman Obie O'Brien; Vice-Chairman Paul Jewell and Commissioner Laura Osiadacz.

Others: Julie Kjorsvik, Clerk of the Board; Doc Hansen, Planning Official; Mark Cook, Public Works Director; Dan Carlson, CDS Director; and approximately 20 members of the public.

PUBLIC HEARING

ANNUAL DOCKET

CDS

At 6:00 p.m. **CHAIRMAN O'BRIEN** opened a Public Hearing to consider the 2016 Annual Kittitas County Comprehensive Plan and Code Amendments.

DOC HANSEN, PLANNING OFFICIAL reviewed a Staff Report, Docket Items, and recommendations that were made by the Planning Commission.

ITEM 16-01 SECOND ACCESS: MARK COOK, PUBLIC WORKS DIRECTOR submitted letters into the record from Pat Deneen and Marc Kirkpatrick. He reviewed information relating to proposed changes for second access to any developments having more than 30 Lots/Units rather than its current 40 Lots/Units, as well as becoming consistent with the International Fire Code. It was noted the correct language was to be Lot/Unit and not "residential structure".

THOSE PRESENT & TESTIFYING: JERRY MARTENS said he was a developer and reviewed reasons why he felt more discussion was needed before the Board makes a final decision. He thought it would be more impactful to areas in the Upper County rather than in the Lower County. **ROLLIE HERMAN** indicated he was in favor of the proposal but expressed concern about the future and how would the County memorialize the creation of Lots/Units. **RICH OLANDER** said he was in favor of the proposal as fires were becoming more frequent in the County and did not want to overbuild for the roads that are currently in place. **STAN BLANZYNSKI** questioned future lot sizes and units. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

ITEM 16-02 ENFORCING PRIVATE EASEMENTS: MR. HANSEN said the proposed changes would recognize private easements that are provided by the applicant when considering building location through the building permit process. He noted how the County may be taking on the responsibility for private easements, which are civil issues. Staff did not have any recommendations, but noted the Planning Commission

recommended approval. **COMMISSIONER JEWELL** explained how the responsibility would be with the applicant to provide recorded easements with the permit application documents.

THOSE PRESENT & TESTIFYING: JERRY MARTINS felt it may be a slippery slope for the County to approve the proposed amendment, and opening the door to private, civil issues that the County would not want to become involved in. He expressed concerns with easements that may not be recorded, as well as setbacks and well easements. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

ITEM 16-03 OPEN SPACE RESPONSIBILITY: MR. HANSEN described proposed changes including how the amendment would place the responsibility of maintaining Open Spaces upon the residents of the particular development. He reviewed proposed language and submitted information into the record from Mr. Mitch Williams. Staff recommended approving the proposed changes.

THOSE PRESENT & TESTIFYING: JERRY MARTENS said he was confused if the County was trying to set up a separate Open Space Tract and commented on requirements of the Growth Management Act. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

ITEM 16-04 CHANGES TO USE TABLES: MR. HANSEN reviewed proposed changes to Use Tables and new definitions.

THOSE PRESENT & TESTIFYING: NONA WALLACE asked for clarification of special care dwellings. **JERRY MARTENS** said he was in favor of the proposed changes and encouraged the County to go even beyond where they were currently taking it. **JOHN RANKMA** expressed concerns with special care dwelling and mobile home parks in urban grown areas and how it could change the density and surrounding areas. **MICHAEL BELIEU** questioned how a mobile home park could relate to agriculture and was concerned about not being notified about any projects that may not be directly in their area. **STAN BLAZYNSKI** provided information on mobile home parks. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

ITEM 16-05 TRANSFER OF DEVELOPMENT RIGHTS: MR. HANSEN reviewed proposed changes to Transfer of Development Rights and how there would be no requirement for TDR credits when at least 30% of any development provides affordable housing.

THOSE PRESENT & TESTIFYING: MICHAEL BELIEU said he felt uneasy about the proposed amendment as it would encourage more developments in areas that would not necessarily be developed, such as the proposed affordable housing project by HopeSource on Pfenning Road. **GLENDIA KALLAS** questioned if the proposed amendment would change the density

to the property on Pfenning Road that HopeSource is proposing for an affordable housing development. **PAUL RAWLINGS** questioned the Transfer of Development Rights and if it would affect the HopeSource project. He recommended to the Board that they not vote on the issue tonight. **COMMISSIONER JEWELL** explained how the HopeSource project was not on the Agenda. **CHAIRMAN O'BRIEN** said he would only be voting on policy and not a specific item relating to HopeSource. He noted he has family that works for HopeSource and would not participate in discussions or projects that relate to them. **NONA WALLACE** agreed with Mr. Rawlings and said she has 24 property owners email address who do not agree with the proposed Docket Item. **COMMISSIONER OSIADACZ** said whether the Docket Item was approved or not it was important to note that it was not related to a specific project. **STAN BLAZYNSKI** said the proposal should be denied and felt it was forcing growth. **PETER COOKSON** asked what right's the neighbors have who live within 500 feet of projects and if their concerns are listened to despite State requirements.

COMMISSIONER JEWELL moved to deny the Docket Item 16-05. **COMMISSIONER OSIADACZ** seconded. **COMMISSIONER JEWELL** said he had requested the Docket Item over six months ago and it was not intended on being what people are thinking it is. **COMMISSIONER OSIADACZ** felt the proposal was to assist moving the County in the right direction, as there is an affordable housing crisis right now and something needs to be done. She said she would be voting to approve the amendment. **COMMISSIONER O'BRIEN** explained the item was not tied to a specific project, but rather more of a County-wide policy direction. He said it is not only needed throughout the County, but the State as well. He said the amendment would signal to developers that the County is serious in developing affordable housing. He said Elected Officials are elected to make tough decisions and he would be voting in opposition of the motion to deny the proposal. Motion was denied to remove Docket Item from consideration by a vote of 1-2. (Commissioner Jewell voted in favor of removing Docket Item 16-05 from consideration).

16-06 EXEMPT SIGNS: MR. HANSEN reviewed Docket Item 16-06 which would make political or real estate signs exempt from the Sign Ordinance in light of a recent Supreme Court Decision to be consistent with State Law. The Planning Commission recommended denial of the proposal claiming they did not feel there were any issues within the County. **COMMISSIONER JEWELL** suggested new language relating to timelines.

THOSE PRESENT & TESTIFYING: JERRY MARTENS questioned if plat signs would be included. **STAN BLAZYNSKI** said he couldn't believe they would be debating the First Amendment to the Constitution of free speech. He felt signs do not harm anyone and questioned where the County was heading and they shouldn't be wasting their time. **THERE**

BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

ITEM 16-07 MAP CHANGES: MR. HANSEN reviewed Docket Item 16-07 which would correct changes to maps and recommended Board approval. **THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

Board Discussion & Decision on Docket Items:

ITEM 16-01 SECOND ACCESS: COMMISSIONER JEWELL moved to approve Docket Item 16-01, as presented. **COMMISSIONER OSAIDACZ** seconded. Motion carried 2-1. **CHAIRMAN O'BRIEN** opposed the motion.

ITEM 16-02 ENFORCING PRIVATE EASEMENTS: COMMISSIONER JEWELL moved to approve Docket Item 16-02, as presented. **COMMISSIONER OSAIDACZ** seconded. Motion carried 2-1. **COMMISSIONER OSAIDACZ** opposed the motion.

ITEM 16-03 OPEN SPACE RESPONSIBILITY: COMMISSIONER JEWELL moved to approve Docket Item 16-03, as amended. **COMMISSIONER OSAIDACZ** seconded. Motion carried 3-0.

ITEM 16-04 CHANGES TO USE TABLES: COMMISSIONER JEWELL moved to approve Docket Item 16-04, as amended. **COMMISSIONER OSAIDACZ** seconded. Motion carried 3-0.

ITEM 16-05 TRANSFER OF DEVELOPMENT RIGHTS: COMMISSIONER OSAIDACZ moved to approve Docket Item 16-05, as presented. **CHAIRMAN O'BRIEN** seconded. Motion carried 2-1. **COMMISSIONER JEWELL** opposed the motion as he had previously recommended removing the item from consideration at this time.

ITEM 16-06 EXEMPT SIGNS: COMMISSIONER JEWELL moved to approve Docket Item 16-06, as amended. **COMMISSIONER OSAIDACZ** seconded. Motion carried 3-0.

Item 16-07 MAP CHANGES: COMMISSIONER JEWELL moved to approve Docket Item 16-07, as presented. **COMMISSIONER OSAIDACZ** seconded. Motion carried 3-0.

COMMISSIONER JEWELL moved to direct Staff to prepare enabling documents for Board consideration at a future Agenda. **COMMISSIONER OSAIDACZ** seconded. Motion carried 3-0.

The meeting was adjourned at 8:52 p.m.

CLERK OF THE BOARD


Julie Kjosvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Obie O'Brien, Chairman