

Re: Applicant comment for the record public hearing LP-22-00003 Haybrook Farm Phase 3

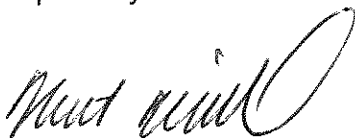
September 19, 2022

Dear Hearing Examiner

As applicant, I submit the following comments.

1. Application LP-22-00003 Haybrook Farm Phase 3 was deemed complete on June 24, 2022. Any vested rights under Washington law attach on the date of complete application. As of the date of complete application please note that notwithstanding KCC 2.04.040 Urban Growth Area, in county code, the City of Ellensburg has no code or ordinance applying city process, review, or development standards to unincorporated portions of the City of Ellensburg Urban Growth Area. The city has never applied its codes or ordinances to unincorporated portions of the city Urban Growth Area, except in a bilateral pre-annexation agreements between the city and an applicant desiring city utilities for Urban Development in the unincorporated portion of the City of Ellensburg UGA.
2. At the time of this application public hearing, the applicant in LP-22-00003 has a pending application before the City of Ellensburg for a code amendment for Zone 3 of the city's airport overlay. See attached.
3. Since the adoption of KCC 2.04.040, Kittitas County has not enforced KCC 2.04.040 on subdivision applications in the unincorporated portions of the City of Ellensburg UGA where city utilities are not required or requested pursuant to a city pre annexation agreement.

Respectfully Submitted



Matt Willard  
Manager  
Haybrook Land Holding LLC



# Land Use Application Cover Sheet

PA-01  
APPLICATION

Community Development Department  
501 N. Anderson, Ellensburg, WA 98926  
(509) 962-7239 (Building) permits@ci.ellensburg.wa.us (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

**INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.**  
If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of two parts. PART I - GENERAL INFORMATION and PART II, project descriptions and site plan contain additional information specific to your proposal and all required information MUST be attached to this page to complete the application process.

**PART I - GENERAL INFORMATION**

1. Applicant's Information:	Name:	STEVE WILLARD						
	Mailing Address:	1312 SANDERS ROAD						
	City:	ELLensburg	St:	WA	Zip:	98926	Phone:	(206) 660-2778
	E-Mail:							

2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
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3. Property Owner's Information (If other than Applicant):	Name:	WALT WILLARD NON PROTECT						
	Mailing Address:	HAYBROOK LAND HOLDINGS, LLC						
	City:	PO BOX 1359	St:	WA	Zip:	98926	Phone:	(509) 962-6666
	E-Mail:	WALT@TANK & HOME.NET						

4. Subject Property's Assessor's Parcel Number(s):	NON PROTECT
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5. Legal Description of Property. (if lengthy, please attach it on a separate document)	NON PROTECT
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6. Property Address:	SEE ATTACHED CODE AMENDMENT TEXT
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7. Property's Existing Zoning:	<input checked="" type="checkbox"/> RS <input type="checkbox"/> RL <input type="checkbox"/> RM <input type="checkbox"/> RH <input type="checkbox"/> RO <input type="checkbox"/> CN <input type="checkbox"/> CH <input type="checkbox"/> CT <input type="checkbox"/> CC <input type="checkbox"/> CCH <input type="checkbox"/> MHP <input type="checkbox"/> IL <input type="checkbox"/> IH <input type="checkbox"/> PR <input type="checkbox"/> PUD
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8. Type Of Application: (Check All That Apply)		
<input type="checkbox"/> Final Plat Application	<input type="checkbox"/> Environmental Checklist (SEPA Review)	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Type (II) Review	<input type="checkbox"/> Landmarks COA	<input type="checkbox"/> Rezone
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Landmarks Demolition	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Short Plat Alteration	<input type="checkbox"/> Commercial Wireless Communication	<input type="checkbox"/> Critical Areas Review
<input type="checkbox"/> Preliminary Short Subdivision	<input type="checkbox"/> Appeal to HE / City Council	<input type="checkbox"/> Variance/Admin. Variance
<input type="checkbox"/> Preliminary Long Subdivision	<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Plat Vacation	<input type="checkbox"/> Regional Retail Master Plan	<input type="checkbox"/> Design Review Major/Minor
<input type="checkbox"/> Plat Alteration	<input type="checkbox"/> Design Review Departure	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Master Plan P-R Use	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Essential Public Facility
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Development Code Amendment	<input type="checkbox"/> Site Development Permit

9. PART II - PROJECT DESCRIPTION AND SITE PLAN (See attached page)	NON PROTECT
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10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.	
Property Owner's Signature <i>[Signature]</i>	Date 9-15-22
Applicant's Signature <i>[Signature]</i>	Date 9/15/2022

FILE/APPLICATION(S)#	
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DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
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Table 15.350.040. Additional safety zone uses, development requirements and restrictions.

Airport Safety Zones	Additional Safety Zone Uses, <u>Development</u> Requirements and Restrictions
Zone 1 (Runway Protection Zone)	1. Land uses, which by their nature will be relatively unoccupied by people, should be encouraged (mini-storage, small parking lots, etc.)
	2. <u>Schools</u> , play fields, <u>hospitals</u> , nursing homes, and churches are prohibited.
Zone 2 (Inner Safety Zone)	1. <u>Schools</u> , play fields, <u>hospitals</u> , nursing homes, and churches are prohibited.
	2. Zoning changes on property within zone 2 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city limits shall maintain an average residential density after annexation that is consistent with the underlying Kittitas County zoning on the property in effect at the date of annexation.
Zone 3 (Inner Turning Zone)	1. <u>Schools</u> , play fields, <u>hospitals</u> , nursing homes, and churches are prohibited.
	2. Zoning changes on property within zone 3 that has annexed into the city limits prior to October 15, 2001, adoption of Ordinance 4296, shall maintain a maximum residential density of 6 <u>dwelling units</u> per gross acre with a planned unit <u>development</u> (PUD) option available but limited to that average maximum of 6 <u>dwelling units</u> per gross acre with no density bonuses available.
	3. Zoning changes on property within zone 3 that is within the unincorporated Ellensburg urban growth area (UGA) and which later annexes into the city limits shall maintain an average maximum residential density after annexation that is consistent with the underlying Kittitas County zoning on the property in effect at the date of annexation, except that those properties which, as of the October 15, 2001, adoption of Ordinance 4296, have <u>frontage</u> on Sanders Road within zone 3 will be allowed to maintain a maximum density of one <u>dwelling unit</u> per acre after annexation to the city of Ellensburg.

ADD 4. 4. LAND USE RESIDENTIAL APPLICATIONS WITHIN UNINCORPORATED ELLENSBURG URBAN GROWTH AREA (UGA) SHALL BE ADMINISTERED BY KITTITAS COUNTY UNDER KCC FOR INFRASTRUCTURE DEVELOPMENT STANDARDS NOT THE CITY OF ELLENSBURG. DENSITY RESTRICTIONS IN THIS ZONE DO NOT SUPPORT CITY URBAN STANDARDS.

4/20/22, 8:47 AM

## Inter Local Agreement for the City of Ellensburg and Kittitas county

12 messages

Steve Willard <willardis@gmail.com>

Mon, Dec 20, 2021 at 2:21 PM

To: Bruce Tabb <tabbb@ci.ellensburg.wa.us>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Derek Mayo <mayod@ci.ellensburg.wa.us>, Cory Wright <cory.a.wright@gmail.com>, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>  
Bcc: matt willard <matt@tandchomes.net>, mitch williams <mitch@mfwilliams.net>

Thank you for the opportunity to comment. First of all I want to commend the BOCC for supporting this kind of agreement. It has been needed for a very long time. I request postponement of passage until the practitioners, builders and developers, and property owners can comment. I support this agreement in principle. When the City was adopting the LUCU I resitified on every paragraph. The council was very polite but took the attitude we need to pass this and we can amend it later. Not easy and it did not happen. Three years ago the state legislature passed an RCW directing cities and counties to work together to remove barriers and the chilling effect on development in UGAs .

Cities and counties have not complied due to overwork and bad ordinances preventing growth in UGAs. Substantial litigation has arisen but sadly UGAs dont development for bad codes...intended for good but are bad. I am dismayed that practitioners and landowners affected have not been solicited. This policy is for the benefit of The city in many important and deserved aspects but is written in a way to be counterproductive to the goal of growth in the UGAs.

I personally work in this area and probably have a better understanding of the impacts than staf or policy makers. I ask that you keep this worthy project on the table into the first quarter of next year before a vote on the interlocal agreement. Once passed you will not get input.

I will outline some areas of discussion.

6.1 Many areas of the uga are served by wells and septic tanks. what is a property owner to expect on subdivision or building permit if the county has adopted city public works standards. no guidance is set forth. it allows arbitrary interpretation.no longer county rules? If so , is a property unbuildable economically?

6.2 County may issue a variance conditioned on owner connecting to city utilities when available subject to a late comer charge in the future of some unknown amount. Who in their right mind would sign up for that? What mortgage company would lend with a junior lien in the future of an unknown amount?

6.3 so the city would create future road corridors through private property that are not a part of any current land use action? What's the process that a property owner would go through for current use action against a claim by the city for some future land use action?

9. County agrees to mitigate in accordance with city studies. Well sepa requires the applicant under sepa to mitigate according to nexus... the impact of its project to public infrastructure. The test is not city studies but the actual impact and nexus of the project to the county not city infrastructure . Better check your law on that. State and federal law require there to be a nexus to the impact of the project not future city infrastructure.

11.2 review.....review times suck now and will be worse in this process. Process defeats capital investment. It has a chilling effect.

12.3 and 13 traffic impact fees.....ok in the city this is generally used for signals. in the county it is not intended to build roads; the city ordinance is not configured to meet this difference.

So this is just part of the discussion we as a community both property owners and the building community has not had.



Step 1: [illegible]@gmail.com

The ordinance on its face is in direct violation of an RCW enacted recently to avoid barriers to growth in UGAs which if litigated the parties have agreed to indemnify. I suggest it is better to get it right in the beginning and I support that with revisions. Please consider a delay for discussion of at least the people who build and develop or you will find an impaired UGA. Thank you for the opportunity to comment. I strongly support a revised inter local agreement.

Respectfully  
Steve Willard

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Heidi Behrends Cerniwey <cerniweyh@ci.ellensburg.wa.us>

Tue, Dec 21, 2021 at 2:00 PM

To: Steve Willard <willardis@gmail.com>

Cc: Terry Weiner <weinert@ci.ellensburg.wa.us>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Derek Mayo <mayod@ci.ellensburg.wa.us>

Steve,

Thanks for your email. Kirsten forwarded your message to my attention. Our team is quite certain that much of the language addresses concerns you have expressed to our staff over the years about development in the urban growth area.

If you're back in town in the next couple of weeks, I would like to sit down with you, Kirsten, Ryan, Derek, and Terry to walk through your comments and the agreement itself and answer questions. If you plan to spend a longer time down south, we'd be happy to set up a remote meeting to accomplish the same.

Let me know what your schedule looks like and if you're up for a discussion.

Stay well.

Heidi

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**Heidi Behrends Cerniwey, MPA, ICMA-CM**

**City Manager**

City of Ellensburg

501 North Anderson Street

Ellensburg, WA 98926

(509) 962-7221

cerniweyh@ci.ellensburg.wa.us



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**From:** Kirsten Sackett <sackettk@ci.ellensburg.wa.us>  
**Sent:** Monday, December 20, 2021 2:47 PM  
**To:** Heidi Behrends Cerniwey <cerniweyh@ci.ellensburg.wa.us>; Terry Weiner <weinert@ci.ellensburg.wa.us>  
**Subject:** FW: [Ext] Inter Local Agreement for the City of Ellensburg and Kittitas county

This may have already been forwarded to you.

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**From:** Steve Willard <willardis@gmail.com>  
**Sent:** Monday, December 20, 2021 2:21 PM  
**To:** Bruce Tabb <tabbb@ci.ellensburg.wa.us>; Kirsten Sackett <sackettk@ci.ellensburg.wa.us>; Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>; Derek Mayo <mayod@ci.ellensburg.wa.us>; Cory Wright <cory.a.wright@gmail.com>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>  
**Subject:** [Ext] Inter Local Agreement for the City of Ellensburg and Kittitas county

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**Brett Wachsmith** <brett.wachsmith.co@co.kittitas.wa.us>  
**To:** Steve Willard <willardis@gmail.com>  
**Cc:** Mark Cook <mark.cook@co.kittitas.wa.us>, Dan Carlson <dan.carlson@co.kittitas.wa.us>

Tue, Dec 21, 2021 at 4:01 PM

Steve,

I understand the city has reached out to you for a meeting, and I wanted to extend an invite as well if you wanted to touch base with any concerns you have. Hope all is well, and I look forward to meeting.

Thank you,

**Brett Wachsmith**  
**Kittitas County Commissioner, District #3**

205 West Fifth Avenue, Suite 108

Ellensburg, WA 98926

**From:** Steve Willard <willardis@gmail.com>  
**Sent:** Monday, December 20, 2021 2:21 PM  
**To:** tabbb@ci.ellensburg.wa.us; Kirsten Sackett <sackettk@ci.ellensburg.wa.us>; Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>; Derek Mayo <mayod@ci.ellensburg.wa.us>; Cory Wright <cory.a.wright@gmail.com>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>  
**Subject:** Inter Local Agreement for the City of Ellensburg and Kittitas county

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message id: 38eb45916c6dcbdac24bb8719d004a14

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**Cory Wright** <cory.wright@co.kittitas.wa.us> Wed, Dec 22, 2021 at 1:58 PM  
To: "willardis@gmail.com" <willardis@gmail.com>  
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>, Mark Cook <mark.cook@co.kittitas.wa.us>

Steve,

Thanks for your email.

I understand city staff is speaking with you on this. As Brett has been the lead on this ILA, I have asked him to discuss these issues with you so he can formulate with county staff a coordinated discussion for the BOCC regarding options.



Honestly, by the time it reached us I had wrongly assumed it had undergone a public outreach period already. If there are significant issues then I am all for going through solutions. I was hopeful my requested change to compel involvement of city staff in pre-application conferences would do much to identify and troubleshoot development obstacles collaboratively. However, if there are additional code changes to be considered then let's root them out now.

Cory

Begin forwarded message:

**From:** Steve Willard <willardis@gmail.com>  
**Date:** December 20, 2021 at 14:21:40 PST  
**To:** Bruce Tabb <tabbb@ci.ellensburg.wa.us>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Derek Mayo <mayod@ci.ellensburg.wa.us>, Cory Wright <cory.wright@co.kittitas.wa.us>, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>  
**Subject:** Inter Local Agreement for the City of Ellensburg and Kittitas county

[Quoted text hidden]

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[Quoted text hidden]

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**Steve Willard** <willardis@gmail.com>

Wed, Dec 22, 2021 at 3:39 PM

To: Cory Wright <cory.wright@co.kittitas.wa.us>, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>

Cory

Once something is passed we have to live with it. The land use code update of the City is a nightmare for staff and applicants. Hard to amend. Now is the time. The problem is the lens is a city county lens not an applicant lens. I am soooo willing to identify issues. The reason the State passed an rcw several years ago was that UGAs were not functioning at all. The rcw essentially says remove obstacles. Sometimes the public lens does not address this or see issues. The county has a couple code revisions needed as well. This is a much needed tool for the city and county and I support it in general and will work with everyone to point out issues and suggest process solutions. I work really really well with city staff. I have been a frequent flier and have more years than I would like. I came back late on the 5th. I am available to Brett any day except my first day mid morning on. Tell Brett to email me and we can set up a meeting. The most important ones are with the City. I will schedule those as well. I don't think there is anything malicious intended and this needs to be done and soon but right so it works. The city has other code issues to address....like their short plat preliminary to final is one year.....state law is three years. It is impossible given the time lines to meet this process. There are several other non-workable process issues in the E code. Thanks for listening .

Merry Christmas

s

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**Steve Willard** <willardis@gmail.com>

Thu, Dec 23, 2021 at 7:23 AM

To: Heidi Behrends Cerniwey <cerniweyh@ci.ellensburg.wa.us>, Derek Mayo <mayod@ci.ellensburg.wa.us>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us>

Heidi

I am back on January 6th. I would love to meet with you. First I would like to meet with Derek/Ryan and then Kirsten to discuss nuts and bolts. Then yes I would like to meet. I will copy Derek , Ryan , and Kirsten. You all are busy and i will prepare and try to make my time w staff very efficient and then yes meet with you. I will ask Derek and Ryan for an hour in an afternoon any day after the 6th and Kirsten as well. If they commit now by email I will put it on my calendar 1/7,10,11,12,13.....and then we can meet. Thanks for the opportunity to discuss. Have a great holiday.

Steve

[Quoted text hidden]

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**Derek Mayo** <mayod@ci.ellensburg.wa.us>

Thu, Dec 23, 2021 at 7:59 AM

To: Steve Willard <willardis@gmail.com>, Heidi Behrends Cerniwey <cerniweyh@ci.ellensburg.wa.us>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us>

Steve,

We would be happy to meet with you. I am free on the 7<sup>th</sup>, and it looks like Ryan is as well. I will send out a calendar invite.

Thanks,

Derek

[Quoted text hidden]

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**Brett Wachsmith** <brett.wachsmith.co@co.kittitas.wa.us>

Mon, Jan 3, 2022 at 2:07 PM

To: Steve Willard <willardis@gmail.com>

Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>, Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us>

Steve,

It's my understanding you are meeting with the city on the 7<sup>th</sup>, so would you like to meet early next week to go over any concerns you might have after? Let me know and we can schedule something. I asked Dan to be there as well so we can address issues and hopefully find solutions at that time.

Thank you,

Brett Wachsmith  
Kittitas County Commissioner, District #3

205 West Fifth Avenue, Suite 108

Ellensburg, WA 98926

**From:** Steve Willard <willardis@gmail.com>  
**Sent:** Wednesday, December 22, 2021 3:40 PM  
**To:** Cory Wright <cory.wright@co.kittitas.wa.us>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>  
**Subject:** Re: Inter Local Agreement for the City of Ellensburg and Kittitas county

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Cory

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**Mandy Buchholz** <Mandy.Buchholz@co.kittitas.wa.us>

Wed, Jan 5, 2022 at 8:10 AM

To: Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>, Steve Willard <willardis@gmail.com>

Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>

Good Morning,

Would you all be able to meet at 3pm on Monday the 10<sup>th</sup>?

**Mandy Buchholz, CMC**

**Administrative Supervisor | Kittitas County Commissioners Office**

205 West Fifth Ave Suite #108

Ellensburg, WA 98926

509-962-7508 (Office)

509-962-7679 (Fax)

<http://www.co.kittitas.wa.us/>

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**Mandy Buchholz** <Mandy.Buchholz@co.kittitas.wa.us>

Fri, Jan 7, 2022 at 1:30 PM

To: Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>, Steve Willard <willardis@gmail.com>

Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>

Hi Steve,

Just following up, i sent a tentative invite for Monday. Let us know. Thanks!

Mandy Buchholz, CMC  
Administrative Supervisor | Kittitas County Commissioners Office  
205 West Fifth Ave Suite #108  
Ellensburg, WA 98926  
509-962-7508 (Office)  
509-962-7679 (Fax)  
<http://www.co.kittitas.wa.us/>

On Jan 5, 2022, at 8:10 AM, Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us> wrote:

Good Morning,

Would you all be able to meet at 3pm on Monday the 10th?

Mandy Buchholz, CMC  
Administrative Supervisor | Kittitas County Commissioners Office  
205 West Fifth Ave Suite #108  
Ellensburg, WA 98926  
509-962-7508 (Office)  
509-962-7679 (Fax)  
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From: Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>

Sent: Monday, January 3, 2022 2:07 PM

To: 'Steve Willard' <willardis@gmail.com>

Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us>; Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us>

Subject: RE: Inter Local Agreement for the City of Ellensburg and Kittitas county

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205 West Fifth Avenue, Suite 108  
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Date: December 20, 2021 at 14:21:40 PST

To: Bruce Tabb <tabbb@ci.ellensburg.wa.us<mailto:tabbb@ci.ellensburg.wa.us>>, Kirsten Sackett

<sackettk@ci.ellensburg.wa.us<mailto:sackettk@ci.ellensburg.wa.us>>, **Ryan Lyyski**  
<lyyskir@ci.ellensburg.wa.us<mailto:lyyskir@ci.ellensburg.wa.us>>, **Derek Mayo** <mayod@ci.ellensburg.wa.us<  
mailto:mayod@ci.ellensburg.wa.us>>, **Cory Wright** <cory.wright@co.kittitas.wa.us<mailto:cory.wright@co.  
kittitas.wa.us>>, **Brett Wachsmith** <brett.wachsmith.co@co.kittitas.wa.us<mailto:brett.  
wachsmith.co@co.kittitas.wa.us>>

**Subject: Inter Local Agreement for the City of Ellensburg and Kittitas county**

Thank you for the opportunity to comment. First of all I want to commend the BOCC for supporting this kind of agreement. It has been needed for a very long time. I request postponement of passage until the practitioners, builders and developers, and property owners can comment. I support this agreement in principle. When the City was adopting the LUCU I resiffied on every paragraph. The council was very polite but took the attitude we need to pass this and we can amend it later. Not easy and it did not happen. Three years ago the state legislature passed an RCW directing cities and counties to work together to remove barriers and the chilling effect on development in UGAs .

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[Quoted text hidden]

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**Steve Willard** <willardis@gmail.com>  
To: Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us>

Sun, Jan 9, 2022 at 9:51 AM

mandy  
yes where  
[Quoted text hidden]

---

**Mandy Buchholz** <Mandy.Buchholz@co.kittitas.wa.us>  
To: Steve Willard <willardis@gmail.com>

Sun, Jan 9, 2022 at 10:44 AM

Hi Steve ,

The courthouse - commissioners office. Thanks!

Mandy Buchholz, CMC  
Administrative Supervisor | Kittitas County Commissioners Office  
205 West Fifth Ave Suite #108  
Ellensburg, WA 98926  
509-962-7508 (Office)  
509-962-7679 (Fax)  
<http://www.co.kittitas.wa.us/>

On Jan 9, 2022, at 9:51 AM, Steve Willard <willardis@gmail.com> wrote:

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mandy  
yes where

On Fri, Jan 7, 2022 at 1:30 PM Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us<mailto:Mandy.Buchholz@co.kittitas.wa.us>> wrote:  
Hi Steve,

Just following up, i sent a tentative invite for Monday. Let us know. Thanks!

Mandy Buchholz, CMC  
Administrative Supervisor | Kittitas County Commissioners Office  
205 West Fifth Ave Suite #108  
Ellensburg, WA 98926  
509-962-7508 (Office)  
509-962-7679 (Fax)  
<http://www.co.kittitas.wa.us/>

On Jan 5, 2022, at 8:10 AM, Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us<mailto:Mandy.Buchholz@co.kittitas.wa.us>> wrote:

Good Morning,

Would you all be able to meet at 3pm on Monday the 10th?

Mandy Buchholz, CMC  
Administrative Supervisor | Kittitas County Commissioners Office  
205 West Fifth Ave Suite #108  
Ellensburg, WA 98926  
509-962-7508 (Office)  
509-962-7679 (Fax)  
<http://www.co.kittitas.wa.us/>

From: Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us<mailto:brett.wachsmith.co@co.kittitas.wa.us>>  
Sent: Monday, January 3, 2022 2:07 PM  
To: 'Steve Willard' <willardis@gmail.com<mailto:willardis@gmail.com>>  
Cc: Dan Carlson <dan.carlson@co.kittitas.wa.us<mailto:dan.carlson@co.kittitas.wa.us>>; Mandy Buchholz <Mandy.Buchholz@co.kittitas.wa.us<mailto:Mandy.Buchholz@co.kittitas.wa.us>>  
Subject: RE: Inter Local Agreement for the City of Ellensburg and Kittitas county

Steve,

It's my understanding you are meeting with the city on the 7th, so would you like to meet early next week to go

over any concerns you might have after? Let me know and we can schedule something. I asked Dan to be there as well so we can address issues and hopefully find solutions at that time.

Thank you,

Brett Wachsmith  
Kittitas County Commissioner, District #3  
205 West Fifth Avenue, Suite 108  
Ellensburg, WA 98926

From: Steve Willard <willardis@gmail.com<mailto:willardis@gmail.com><mailto:willardis@gmail.com<mailto:willardis@gmail.com>>>>  
Sent: Wednesday, December 22, 2021 3:40 PM  
To: Cory Wright <cory.wright@co.kittitas.wa.us<mailto:cory.wright@co.kittitas.wa.us><mailto:cory.wright@co.kittitas.wa.us<mailto:cory.wright@co.kittitas.wa.us>>>>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us<mailto:brett.wachsmith.co@co.kittitas.wa.us><mailto:brett.wachsmith.co@co.kittitas.wa.us<mailto:brett.wachsmith.co@co.kittitas.wa.us>>>>  
Subject: Re: Inter Local Agreement for the City of Ellensburg and Kittitas county

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Cory

Once something is passed we have to live with it. The land use code update of the City is a nightmare for staff and applicants. Hard to amend. Now is the time. The problem is the lens is a city county lens not an applicant lens. I am soooo willing to identify issues. The reason the State passed an rcw several years ago was that UGAs were not functioning at all. The rcw essentially says remove obstacles. Sometimes the public lens does not address this or see issues. The county has a couple code revisions needed as well. This is a much needed tool for the city and county and I support it in general and will work with everyone to point out issues and suggest process solutions. I work really really well with city staff. I have been a frequent flier and have more years than I would like. I came back late on the 5th. I am available to Brett any day except my first day mid morning on. Tell Brett to email me and we can set up a meeting. The most important ones are with the City. I will schedule those as well. I don't think there is anything malicious intended and this needs to be done and soon but right so it works. The city has other code issues to address....like their short plat preliminary to final is one year.....state law is three years. It is impossible given the time lines to meet this process. There are several other non-workable process issues in the E code. Thanks for listening .

Merry Christmas

s

On Wed, Dec 22, 2021 at 2:58 PM Cory Wright <cory.wright@co.kittitas.wa.us<mailto:cory.wright@co.kittitas.wa.us><mailto:cory.wright@co.kittitas.wa.us<mailto:cory.wright@co.kittitas.wa.us>>>> wrote:  
Steve,

Thanks for your email.

I understand city staff is speaking with you on this. As Brett has been the lead on this ILA, I have asked him to discuss these issues with you so he can formulate with county staff a coordinated discussion for the BOCC regarding options.



Honestly, by the time it reached us I had wrongly assumed it had undergone a public outreach period already. If there are significant issues then I am all for going through solutions. I was hopeful my requested change to compel involvement of city staff in pre-application conferences would do much to identify and troubleshoot development obstacles collaboratively. However, if there are additional code changes to be considered then let's root them out now.

Cory

Begin forwarded message:

**From:** Steve Willard <willardis@gmail.com<mailto:willardis@gmail.com><mailto:willardis@gmail.com<mailto:willardis@gmail.com>>>>

**Date:** December 20, 2021 at 14:21:40 PST

**To:** Bruce Tabb <tabbb@ci.ellensburg.wa.us<mailto:tabbb@ci.ellensburg.wa.us><mailto:tabbb@ci.ellensburg.wa.us<mailto:tabbb@ci.ellensburg.wa.us>>>>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us<mailto:sackettk@ci.ellensburg.wa.us><mailto:sackettk@ci.ellensburg.wa.us>>>>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us<mailto:lyyskir@ci.ellensburg.wa.us><mailto:lyyskir@ci.ellensburg.wa.us>>>>, Derek Mayo <mayod@ci.ellensburg.wa.us<mailto:mayod@ci.ellensburg.wa.us><mailto:mayod@ci.ellensburg.wa.us<mailto:mayod@ci.ellensburg.wa.us>>>>, Cory Wright <cory.wright@co.kittitas.wa.us<mailto:cory.wright@co.kittitas.wa.us><mailto:cory.wright@co.kittitas.wa.us>>>>, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us<mailto:brett.wachsmith.co@co.kittitas.wa.us><mailto:brett.wachsmith.co@co.kittitas.wa.us>>>>

**Subject:** Inter Local Agreement for the City of Ellensburg and Kittitas county

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[Quoted text hidden]



Steve Willard &lt;willardis@gmail.com&gt;

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**re ila edits**

3 messages

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**Steve Willard** <willardis@gmail.com>

Wed, Apr 20, 2022 at 8:25 AM

To: Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Derek Mayo <mayod@ci.ellensburg.wa.us>, Kirsten Sackett <sackettk@ci.ellensburg.wa.us>, matt willard <matt@tandchomes.net>, Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>

Bcc: steve willard <willardis@gmail.com>

Thank you all for the meeting. I think we are getting closer to language for portions of the Airport Overlay and an understanding of the issues for the county, city, and affected property owners in the UGA. I will draft new short language edits for your review, Ryan I will prepare a comp plan amendment for the Helena Street situation. Kirsten I will submit a code amendment language again on short plat review time consistent with the rcw and private road consistent with the fire access standart in the public works manual. Kirsten please get me Jamey's contact and the link to your study session proposed code amendment on streets. Again thank you all for your time and focus on this UGA issue.

steve

206 660 2738

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**Brett Wachsmith** <brett.wachsmith.co@co.kittitas.wa.us>

Wed, Apr 20, 2022 at 8:32 AM

To: Steve Willard <willardis@gmail.com>

Thanks for looping me in, I am glad things are moving ahead well with the ILA language.

Take care,

Brett Wachsmith  
Kittitas County Commissioner, District #3

205 West Fifth Avenue, Suite 108

Ellensburg, WA 98926

---

**From:** Steve Willard <willardis@gmail.com>

**Sent:** Wednesday, April 20, 2022 8:26 AM

**To:** Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>; Derek Mayo <mayod@ci.ellensburg.wa.us>; Kirsten Sackett <sackettk@ci.ellensburg.wa.us>; matt willard <matt@tandchomes.net>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>

**Subject:** re ila edits

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206 660 2738

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message id: 38eb45916c6dcbdac24bb8719d004a14

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**Kirsten Sackett** <sackettk@ci.ellensburg.wa.us>

Wed, Apr 20, 2022 at 10:33 AM

To: Steve Willard <willardis@gmail.com>, Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>, Derek Mayo <mayod@ci.ellensburg.wa.us>, matt willard <matt@tandchomes.net>

Cc: Jamey Ayling <aylingj@ci.ellensburg.wa.us>

Good Morning Steve,

For future reference, all of the City Council packets are available on the City website here: [City Council | Ellensburg, WA](#).

That said, the link to the packet for the specific study session I presented at can be found here: [TB Cover Page \(d2kbkoa27fdvtw.cloudfront.net\)](#)

Also, I have copied Jamey Ayling on this email so that you can start including him in your correspondence.

Thanks,

Kirsten

---

**From:** Steve Willard <willardis@gmail.com>

**Sent:** Wednesday, April 20, 2022 8:26 AM

**To:** Ryan Lyyski <lyyskir@ci.ellensburg.wa.us>; Derek Mayo <mayod@ci.ellensburg.wa.us>; Kirsten Sackett <sackettk@ci.ellensburg.wa.us>; matt willard <matt@tandchomes.net>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>

**Subject:** [Ext] re ila edits

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