

COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
PUBLIC HEARING

TUESDAY

10:00 A.M.

NOVEMBER 25, 2003

Board members in attendance: Chairman Max Golladay, Vice-Chairman Perry Huston & Bruce Coe.

Others: Shannon L. Carlson, Deputy Clerk of the Board; Clay White, Staff Planner; Allison Kimball, Community Development Services, James Hurson, Deputy Prosecutor; Mike Neer, GIS Manager; and approximately 7 members of the public in attendance.

✓ PUBLIC HEARING 2003 ANNUAL COMPREHENSIVE PLAN AMENDMENTS CDS

CHAIRMAN GOLLADAY opened the public hearing at 10:00 a.m. to consider docketed items for the 2003 Annual Amendments to the Kittitas County Comprehensive Plan. CHAIRMAN GOLLADAY opened the testimony portion of the hearing.

Sherry Bertino Open Open Space Classification Request

CLAY WHITE, STAFF PLANNER gave a staff report reviewing the request. The Planning Commission forwarded its recommendations of approval and five (5) findings of facts.

THERE BEING NO ONE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval for Sherry Bertino's request for Open Open Space classification for parcel number 19-15-12000-0039 and to direct staff to prepare enabling documents for the Boards consideration at a later date. COMMISSIONER COE seconded. Motion carried 3-0.

Perry Huston Request to Docket Adopting by Reference Recreational Advisory Committee (RAC)

CLAY WHITE, STAFF PLANNER gave a staff report reviewing the request. The Planning Commission forwarded its recommendation of denial with eight (8) findings of fact. MR. WHITE explained during the Planning

Commission meeting there was not a lot of information presented, which left questions many unanswered. Since then more information had been presented.

COMMISSIONER GOLLADAY noted a letter written by Mr. Pat Kelleher with concerns. **COMMISSIONER HUSTON** expressed appreciation with the Planning Commissions comments and referred to a memo he has written, explaining the function and purpose of the RAC. There is a disclaimer that the RAC has no intention of inclusion of adverse possession. He continued to explain that the RAC created a database listing all infrastructures in the county. With the construction of this database, it assists municipalities in obtaining grants. **COMMISSIONER COE** explained the intent of the plan. Easements on public property could connect with trails. The County will not be assuming responsibility in ownership/maintenance, and noted it was not a County parks system.

THOSE PRESENT & TESTIFYING: HOWARD BRIGGS, commented that Commissioner Coe and Commissioner Huston did a good job explaining the plan of the Recreational Advisory Committee. Many people have put a lot of effort into the plan. He has a huge concern with maintaining recreational access. There is a large economy base in recreation in the Upper County and he would like to see that maintained, as well as being increased. He thanked the Board for listening and assisting in the plan. The RAC has maps that show recreational points, that will do good for the future of the county.

WAYNE HUNT representing **WASHINGTON DEPARTMENT OF FISH & WILDLIFE**, presented a letter (exhibit #3) to the Board with the concerns that the Department has with the RAC. Mr. Hunt read his letter for the record.

GERALD BRONG, **TECHNICAL WRITER FOR THE RECREATIONAL ADVISORY COMMITTEE**, explained that his primary task was to capture information from the public and use them as a working tool. He referred to documentation that he presented to the Board and explained that it is a "working copy". It is currently undergoing revisions and editing, and as things are updated, individuals will receive any new updated information.

PAT KELLEHER, explained that recreation access quantity is not the issue but access to that area. The County produced a road map which is beneficial. Mr. Kelleher showed the map and pointed to different points on the map. He pointed to a recreational area but explained that there may not be guaranteed access to that recreational area due to private property ownership. He expressed his concerns with the public process and stated he didn't see legal notices, or any documents available before the Planning Commission meeting to review. He questioned if the RAC was in Kittitas County, and why minutes were kept in Yakima County. He also expressed concern with the book that was recently presented to

the Board without giving the public time to comment.

LOUIS MUSSO, representing **THE RECREATIONAL COMMITTEE AND COAL MINES TRAIL**, explained to the Board that the RAC is requesting that their plan be adopted by reference. The RAC knows that the documents are not complete and the intent is to address the present quality of life and economic development issues. From the Coal Mines perspective most of their funding is from the government Interagency Committee who administers 30 plans. The Coal Mines Trail Committee has worked with the IAC staff but can not apply for any funding until Kittitas County adopts a Recreational Advisory Committee. (which also applies to snowmobile associations and other recreational groups). Mr. Musso strongly urged the Board to adopt the plan.

JIM ARMSTRONG, as a member of the Recreational Advisory Committee commended the people here and the growing concern for access. He reiterated that the documents presented by the RAC are reference documents, and by adopting into the Comprehensive Plan, it would be by reference only. He said since it is a working document, there would be changes made.

THERE BEING NO OTHERS IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER COE was encouraged by the testimony on how the plan could work better. He got the feeling that there was a broad acceptance of the plan. He appreciated the time and effort of the commission. **COMMISSIONER HUSTON** explained that these were draft documents and that when it is final, it will be part of the public process, just as the Watershed Planning has been continuously a part of the public process. **CHAIRMAN GOLLADAY** expressed some concerns, but was interested in the plan to see where it goes.

COMMISSIONER HUSTON moved to grant preliminary approval for the request, to docket adopting by reference the Recreational Advisory Committee, and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

City of Cle Elum-UGA Amendments and Application of Airport Overlay Zone to the Airport

COMMISSIONER HUSTON suggested that the Board review each amendment separately. The Board agreed.

CLAY WHITE, **STAFF PLANNER** reviewed his staff report for the request of Whispering Pines RV Park to be included within the City of Cle Elum's UGA. The Planning Commission forwarded unanimously with a recommendation

of approval and five (5) findings of fact.

THERE BEING NO ONE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval for the request for the Whispering Pines RV Park to be included within the City of Cle Elum's UGA, and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from the Kittitas County Solid Waste Department, for the Upper County Transfer Station, to be included within the City of Cle Elum's UGA. The Planning Commission forwarded unanimously with a recommendation of approval and five (5) findings of fact.

THERE BEING NO ONE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval for the request of the Upper County Solid Waste Transfer Station, to be included within the City of Cle Elum's UGA, and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from the City of Cle Elum for four parcels that lie East of the City, to be included within the City of Cle Elum's UGA. The Planning Commission forwarded unanimously, a recommendation to approve the three out of four parcels to be included in the UGA, due to three of the four land owners were notified and agreed with the inclusion into the UGA and six (6) findings of fact.

THERE BEING NO ONE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval for the request from the City of Cle Elum, to include parcels: 20.15.36058.0001, 20.15.36058.0002, and 20.15.36058.0003 to be included within the City of Cle Elum's UGA, and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from the City of Cle Elum, with specific language addressing that the Cle Elum Airport be added to the Comprehensive Plan by reference. The Planning Commission forwarded with a recommendation of approval 3-1 and

five (5) findings of fact.

COMMISSIONER COE explained why the City wanted to move forward with the airport and plan, and that there is a lot of support from the user groups. This may increase the City of Cle Elum's eligibility in obtaining grant funding to improve the airports overlay.

THERE BEING NO ONE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval for the request from the City of Cle Elum to include language specific language addressing the Cle Elum Airport to the Comprehensive Plan by reference and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

Tom and Gail Smith Land use Designation from Rural to Commercial

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Tom and Gail Smith, for a Land Use Designation from Rural to Commercial, located North of Hwy 903-Bullfrog Road Interchange. The Planning Commission forwarded a recommendation of approval 4-0 and eight (8) findings of fact. **MR. WHITE** explained that the applicants did not follow the procedure of filing an application with the City of Roslyn, then the City municipality sends a recommendation to the County with the County granting approval or denial.

THOSE PRESENT & TESTIFYING: DAVID GERTH, MAYOR OF ROSLYN explained that there were several flaws with the application including not following appropriate procedures. He is recommending denial of the application since the applicants didn't follow correct procedure of filing the request with the City of Roslyn. The City of Roslyn is proactive in looking into expanding the UGA area. Neighboring residents attended the City of Roslyn Council meeting expressing their concerns with the request from the Smith's. Mr. Gerth urged the Board to deny the application.

THERE BEING NO ONE ELSE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary denial for the request from the Tom and Gail Smith for Land Use Designation from Rural to Commercial and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

Allen Grigg-Land Use Designation Change from Commercial-Ag to Rural

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Allen Grigg for a land use designation change from Commercial-Ag to Rural located East of Woodhouse Loop. The Planning Commission forwarded with a recommendation of approval 4-0 and seven (7) findings of fact.

THOSE PRESENT & TESTIFYING: DAVE NELSON representing EASTSIDE CONSULTANTS testified in support of the land use change. He explained that surrounding properties are zoned Ag-20, and current zoning won't allow for a short plat. They are wanting the change so that they would be able to go through the short plat process.

THERE BEING NO ONE ELSE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON expressed a concern for the Hearings Board being able to challenge the land use designation change. JIM HURSON, CIVIL DEPUTY PROSECUTING ATTORNEY explained that they could challenge it but there are parcels proportionately designated and by approving this request the Board of County Commissioners is not starting a domino effect.

COMMISSIONER HUSTON moved to grant preliminary approval for the request from the Allen Grigg for Land Use Designation from Commercial-Ag to Rural and to direct staff to prepare enabling documents for the Boards consideration at a later date. COMMISSIONER COE seconded. Motion carried 3-0.

CHAIRMAN GOLLADAY recessed the meeting until 1:30 P.M.

CHAIRMAN GOLLADAY reconvened the Public Hearing at 1:30 P.M. to consider 2003 Comprehensive Plan Amendments.

Jim Hutchinson Designation of Mineral Lands of Long Term Significance

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Jim Hutchinson designation of mineral lands of long term significance. The Planning Commission forwarded with a recommendation of approval 4-0 and six (6) findings of fact.

THERE BEING NO ONE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved preliminary approval of Jim Hutchinson's request for designation of mineral lands of long term significance, and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

Debra Heistrand Land Use Designation Change from Urban (Ellensburg) to Industrial.

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Debra Heistrand land use designation change from urban (Ellensburg) to industrial. Mike Smith from the City of Ellensburg forwarded the application to the County with no recommendations. The Planning Commission forwarded with a recommendation of approval 4-0 and seven (7) findings of fact.

THOSE PRESENT & TESTIFYING: MIKE SMITH, CITY OF ELLENSBURG gave the Board of copy of the City's record. He explained that this is the second year the request came before the Council and now the Commissioners. There was a change in the application from commercial to industrial. The Council held two public hearings and didn't come up with a recommendation. **COMMISSIONER COE** asked if there was concurrent zoning. **MR. SMITH** explained that the City and County didn't have concurrent zoning. **PAT FULLETON, PRESIDENT OF FULLETON PACIFIC** explained that he was the co-applicant with Ms. Heistrand. He gave a brief history of last years process. He went back and worked with the City and the employees and re-submitted the request to be docketed this year. The intent for the land use designation is for a construction office.

THERE BEING NO ONE ELSE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to preliminary approval of Ms. Debra Heistrand's request for a land use designation change from urban (Ellensburg) to industrial and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

Charles Cruse (Canyon River Ranch) Shoreline Designation Change from natural to Rural for a portion of 66.61 acres located on the Yakima River, Shoreline of Statewide Significance.

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Charles Cruse (Canyon River Ranch) for a shoreline designation change from natural to rural, for a portion of 66.61 acres located on the Yakima River, shoreline of statewide significance. The property is located off of SR 821 within Section 28, T16N., R19E., W.M. Mr. White

explained that after the Board's recommendation, the applications will go before the Department of Ecology for final approval. The Planning Commission forwarded with a recommendation of approval 4-0 and five (5) findings of fact.

THOSE PRESENT & TESTIFYING: CHUCK CRUSE, ON BEHALF OF CANYON RIVER RANCH said he wouldn't repeat the information that Mr. White gave in his staff report but was available for any questions that the Board may have. **CHAIRMAN GOLLADAY** asked what the current land use was. **MR. CRUSE** explained that it is now a campground.

THERE BEING NO ONE ELSE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval for Chuck Cruse (Canyon River Ranch) request for a shoreline designation change from natural to rural, for a portion of 66.61 acres located on the Yakima River, Shoreline of Statewide significance and to direct staff to prepare enabling documents for the Boards consideration to forward to the Department of Ecology at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

Del Hamberlin Land Use Designation from Rural to Commercial

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Del Hamberlin, for a land use designation from rural to commercial for two parcels totaling 6.29 acres located off of the Salmon La Sac Road within Section 34, T21N., R14E., W.M. He also explained that there are general commercial in the vicinity of the request. The Planning Commission forwarded with a recommendation of approval 4-0 and seven (7) findings of fact.

THOSE PRESENT & TESTIFYING: JEFF SLOTHOWER REPRESENTING MR. HAMBERLIN explained that the parcel is located in the vicinity of the last resort. There are no specific plans of development. There is 1200 feet of highway frontage. When there is a plan for development, the applicant is aware that it would have to be small commercial to serve the existing homes.

THERE BEING NO ONE ELSE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval of Mr. Del Hamberlin land use designation from rural to commercial for two parcels totaling 6.29 acres located off of the Salmon La Sac Road within Section 34, T21N., R14E., W.M., and to direct staff to prepare enabling documents for the Boards consideration at a later date. **COMMISSIONER COE** seconded. Motion carried 3-0.

Trendwest Amendment of MPR Boundaries

CLAY WHITE, STAFF PLANNER reviewed his staff report for the request from Trendwest amendment of the MPR boundaries. Mr. White explained that this is a minor adjustment to the MPR boundary. The Planning Commission forwarded with a recommendation of approval 4-0 and five (5) findings of fact.

THOSE PRESENT & TESTIFYING: STEVE LATHROP REPRESENTING TRENDWEST explained that Bullfrog Road right of way was deeded to the County. The adjustment to the boundary was the removal of Bullfrog Road and there was a parcel acquired from the Miller Family.

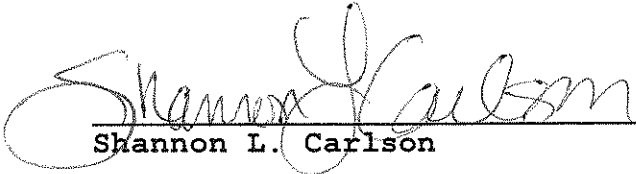
THERE BEING NO ONE ELSE IN ATTENDANCE TO TESTIFY, CHAIRMAN GOLLADAY CLOSED THE PUBLIC TESTIMONY PORTION OF THE HEARING.

COMMISSIONER HUSTON moved to grant preliminary approval of the request from Trendwest for an amendment of the MPR boundary and to direct staff to prepare enabling documents for the Boards consideration at a later date. COMMISSIONER COE seconded. Motion carried 3-0.

Meeting adjourned at 2:20 p.m.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Shannon L. Carlson


Max A. Golladay, Chairman