

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
SPECIAL MEETING**

TUESDAY

1:00 P.M.

JULY 27, 2004

Board members present: Chairman Perry D. Huston, Vice-Chairman Bruce Coe and Commissioner Max Golladay.

Others: Julie Kjorsvik, Clerk of the Board; Jan Sharar, Staff Planner, and approximately 4 members of the public.

CLOSED RECORD HEARING

LITTLE CREEK REZONE

CDS

At 1:00 p.m. **CHAIRMAN HUSTON** opened the closed record hearing to consider the Little Creek Rezone request (Z-04-10). **JAN SHARAR, STAFF PLANNER**, announced the Board had previously received the transmittal of Planning Commission recommendations for the rezone request of approximately 358 acres from Forest and Range to Rural 3. She said the Planning Commission recommended approval of the request with a 5-1 decision.

CHAIRMAN HUSTON asked for declarations from the Board. He announced that he had no contact with any of the parties relating to the rezone request. **COMMISSIONER COE** explained that he had routine contact with representatives of Sapphire Skies, but the discussions were limited to topics general in nature and personal, and not to the specific rezone request. **COMMISSIONER GOLLADAY** acknowledged he knew the developer of Sapphire Skies, but had no contact concerning the proposed rezone. **CHAIRMAN HUSTON** asked if there were any objections to any Board member hearing the matter. There were no objections.

COMMISSIONER GOLLADAY asked if the CDS staff could provide better vicinity maps in the future. **COMMISSIONER COE** said he had listened to tapes of the Planning Commissions hearing, and had reviewed the written record. He addressed concerns that were brought up during the Planning Commission hearings including, water availability, permitting, easements with the US Forest Service, affordable housing, and traffic control. **COMMISSIONER GOLLADAY** felt the issues raised by the State of Washington Department of Community Trade & Economic Development lacked credibility and were subjective. He noted they had not filed any action relating to other three acre zoning requests, and they have no criteria for how many plots the county should have. He said he understood some of the neighbors concerns, but most concerns were relating to development and not tied to the rezone request. He felt there was no information

provided in the record, to overturn the Planning Commissions recommendation of approval and findings of fact. **CHAIRMAN HUSTON** said there were many issues brought up that were not related to the rezone request, including affordable housing, transportation and water availability. He said while the comments brought forth in the hearing process were interesting, the process needed to be preserved. He cautioned both the Planning Commission and the Board of County Commissioners to ensure testimony is relevant to the subject matter. There were many issues raised during the testimony that should have been addressed in the Comprehensive Plan. He said after review of the record, he could not find any compelling reason to overturn the Planning Commission's recommendation to approve the rezone request. **COMMISSIONER COE** felt the Board should send out a reminder to the Planning Commission, reminding them that they should only be taking testimony relevant to the subject matter (rezone versus development issues).

COMMISSIONER GOLLADAY moved to approve the request for Little Creek rezone (Z-04-10), for approximately 358 acres from Forest and Range to Rural 3, located west of Goat Peak Ranches and south of Interstate 90 of Section 33, Township 20 N. Range 14E, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday August 17, 2004 at 3:00 p.m. **COMMISSIONER COE** seconded. Motion carried 3-0.

COMMISSIONER GOLLADAY moved to continue the closed record hearing to Tuesday August 17, 2004 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLOSED RECORD HEARING

HAWKINS REZONE

CDS

At 1:38 p.m. **CHAIRMAN HUSTON** opened the closed record hearing for the Hawkins Rezone request (Z-04-08). **JAN SHARAR, STAFF PLANNER**, announced the Board had previously received the transmittal of Planning Commission recommendations for a rezone request for approximately 50 acres from Forest and Range to Rural 3. She said the Planning Commission recommended approval of the request with a 6-0 decision.

CHAIRMAN HUSTON asked for declarations from the Board. He announced that he had no contact with any of the parties relating to the rezone request. **COMMISSIONER COE** explained that he had routine contact with representatives of Sapphire Skies, but the discussions did not relate to the Hawkins rezone request. **COMMISSIONER GOLLADAY** acknowledged he knew the developer of Sapphire Skies, but had no knowledge of the proposed rezone. **CHAIRMAN HUSTON** asked if there

were any objections. There were no objections made to the Board reviewing the matter.

COMMISSIONER GOLLADAY asked if well logs were a requirement of a rezone request. **MS. SHARAR** said well logs were not a requirement of a rezone request.

COMMISSIONER COE noted that in the Planning Commission record, there was little or no opposition to the rezone request. **CHAIRMAN HUSTON** said opposition to a rezone request is not relevant, as long as the request is consistent with the Comprehensive Plan and meets the zoning criteria. He explained how rezones did not guarantee development, and requests for development had its own criteria. After review of the record, he found no compelling reasons to go against the Planning Commission's recommendation approving the rezone request.

COMMISSIONER GOLLADAY moved to approve the request for Hawkins rezone (Z-04-08), for approximately 50 acres within a 63 acre parcel from Forest and Range to Rural 3, located southeast of Woods and Steele Road, off of Chandler Road within the east one half of Section 7, Township 20N. Range 14E, Kittitas County, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday August 17, 2004 at 3:00 p.m. **COMMISSIONER COE** seconded. Motion carried 3-0.

COMMISSIONER GOLLADAY moved to continue the closed record hearing to Tuesday August 17, 2004 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg. **COMMISSIONER COE** seconded. Motion carried 3-0.

CLOSED RECORD HEARING

BALLARD REZONE

CDS

At 1:47 p.m. **CHAIRMAN HUSTON** opened the closed record hearing for the Ballard Rezone request (Z-04-11). **JAN SHARAR, STAFF PLANNER**, announced the Board had previously received the transmittal of Planning Commission recommendations for a rezone request for approximately 58 acres from Forest and Range to Agriculture 3. She said the Planning Commission recommended approval of the request with a 6-0 decision.

CHAIRMAN HUSTON asked for declarations from the Board. He announced that he had no contact with any of the parties relating to the rezone request. **COMMISSIONER COE** said he had known the Ballard family for quite awhile, and the only contact he had was with Bernice "Babs" Ballard, when she expressed concerns of the rezone process. **COMMISSIONER GOLLADAY** acknowledged he knew the applicant however he had not discussed the rezone request. **CHAIRMAN HUSTON**

asked if there were any objections. There were no objections made to the Board reviewing the matter.

COMMISSIONER COE felt the record was complete and upon review of the Planning Commission tapes and written record, there was no reason to deny the rezone request. **COMMISSIONER GOLLADAY** agreed with Commissioner Coe. **CHAIRMAN HUSTON** said the request was consistent with the Comprehensive Plan and supported the Planning Commission's recommendation approving the rezone.

COMMISSIONER COE moved to approve the request for Ballard rezone (Z-04-11), for approximately 58 acres from Forest and Range 20 to Agriculture 3, located south of State Route 970, west of Hidden Valley Road, and north of Lambert Road, within Section 30, Township 20 N. Range 17E. Kittitas County, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday August 17, 2004 at 3:00 p.m. **COMMISSIONER GOLLADAY** seconded. Motion carried 3-0.

COMMISSIONER COE moved to continue the closed record hearing to Tuesday August 17, 2004 at 3:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg. **COMMISSIONER GOLLADAY** seconded. Motion carried 3-0.

Meeting adjourned at 1:55 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

Perry D. Huston, Chairman