

**KITTITAS COUNTY
BOARD OF COMMISSIONERS
HOME ARTS BUILDING, KITTITAS COUNTY FAIRGROUNDS
SPECIAL MEETING**

THURSDAY

6:00 P.M.

OCTOBER 26, 2006

Board members present: Chairman David Bowen, Vice-Chairman Alan Crankovich & Commissioner Perry Huston.

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Joanna Valencia, CDS Staff Planner; Scott Turnbull, CDS Staff Planner and approximately 25 members of the public.

PUBLIC HEARING

10-YEAR UPDATE

CDS

CHAIRMAN BOWEN opened the continued public hearing (from October 25, 2006) at 6:00 p.m. to consider the 2006 docketed items for the annual Comprehensive Plan amendments. He reviewed the hearing procedures and said the Board would limit testimony to 10-minutes per person.

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES acknowledged his power point presentation and graphs from the previous hearing were available on the County website as well as the additional written comments that have been submitted. **JOANNA VALENCIA, STAFF PLANNER** distributed written comments that had been received prior to the hearing (Exhibits 1 & 2).

THOSE PRESENT & TESTIFYING: PAULA THOMPSON REPRESENTING HERSELF AND THE KITTITAS COUNTY CONSERVATION COALITION reviewed UGN's and expressed concern that the sub-area planning review would not be able to be completed by 2009, due to other upcoming reviews such as Critical areas. She reviewed the population allocations approved by the Conference of Governments including the 10% being allocated to UGN's by 2025 and felt those were an unrealistic goal. She felt the land use designation and zoning statistics provided by staff were diluted because Commercial Land designated within Yakima Training Center. She supported docketing rezones & plat applications as annual docketing procedures, noting they are being handled that way by other counties. **JAN SHARAR REPRESENTING HERSELF AND THE KITTITAS COUNTY CONSERVATION COALITION** distributed written testimony (Exhibit 3) relating to the Yakima Training Center's inclusion in the Commercial Agriculture designation, and felt the statistics provided by staff at the last public hearing were misleading. She suggested a new classification for the Yakima Training Center lands as Rural Military Lands by Kittitas County, which is available within the context of the Growth Management Act, as well as proposed GPO's. She distributed testimony relating to the Planning Commissions recommendations (Exhibit 4). She provided information on research she had conducted on the Regulatory Reform laws, which is referenced within the Growth Management Act under RCW

36.70A.470 and 36.70B.030 pertaining to Project Review amendments and requirements of review. She said other counties have successfully matched their land use and zoning maps in a way to allow rezones only in the context of a concurrent action at designation change through docketing. **CHARLES WEIDENBACH** said he was aware there had been an agriculture advisory committee in existence at one time, but did not know the reason why they could not get it activated. He said he had been a member of the Resource Lands Advisory Committee and felt it was a positive and proactive approach. He felt the current vision statement was too vague and needed to be more detailed. He felt rezones should be considered no more than once a year. He felt the Comprehensive Plan was outdated and suggested working on a section each year to keep it more updated. **ROGER WEAVER** said he did not agree with any of the Planning Commissions recommendations. He felt people did not truly understand the resources they are trying to protect and encouraged putting together an expert group on how to develop those resources. He addressed transfer of development rights and did not understand how it could work. He referenced the geological water survey study that will be conducted and felt it would not be as complete as it should be, because it leaves out a lot of areas in the County. **BRAD HABERMAN** felt farmers have more options with the current Comprehensive Plan and expressed concern of people trying to take his property rights away. He was in favor of keeping an agriculture advisory committee in place. **LINDSAY OSBAULT REPRESENTING TERRA DESIGN GROUP** gave testimony on the Ellensburg's UGA expansion.

COMMISSIONER HUSTON expressed concerns that the testimony being provided by Ms. Osbault was going into the 2006 annual Comprehensive Plan amendments, noting the public record has been closed. Ms. Osbault agreed to come back later in the hearing to continue her testimony to ensure it does not include specific information relating to the 2006 Comprehensive Plan Amendments.

DESMOND KNUSDSON asked for the resignation of Planning Commission Chairman David Black. He provided information on the major industrial development and suggested language referencing wind energy development and electrical transmission center on the north slope of the County. He recommended having the Agriculture Advisory Committee and the Resource Land Advisory Committee have members of the other represented on the committee. He submitted his written testimony into the record (Exhibit 6). **CORDY COOKE REPRESENTING THE ROSLYN CITY COUNCIL** spoke in favor of many of the items presented by the Planning Commission, and appreciated the reference of the Roslyn historical area. They were concerned with the lack of water in the area. They felt the County was having problems with rezoning rural lands, and felt this was the opportunity to address those concerns. They also supported dark skies and affordable housing. **ANNE WATANABE REPRESENTING HERSELF AND NATHAN WEIS, VICE PRESIDENT OF THE CENTRAL CASCADE LAND CONSERVANCY** provided written testimony (Exhibit 5) and urged the Board to not adopt the proposed changes to the Comprehensive Plan as recommended by the Planning Commission. She expressed concerns with the proposed language which would limit lot size to 5 acres. She said the County's cluster code offers property owners to create large lots in small densities. **CHAD BALA REPRESENTING TERRA**

DESIGN GROUP expressed support of Urban Eberharts testimony given at the October 25, 2006 public hearing. He felt the staff presentation provided a good perspective of how planning is going within the County. He referenced portions of the Growth Management Act and said no where, does it reference that you must have a minimum lot size of 5 acres. **JEFF JONES REPRESENTING AMERICAN FOREST RESOURCES** explained there had been an economic decline in the forest industry in Kittitas County. He recommended establishing a committee to review Commercial Forest lands and include professionals as part of their group. **KAREN POULSEN** reviewed the proposed language relating to the commercial agriculture land use section and provided her written testimony into the record (Exhibit 7). She reviewed her recommendations to language relating to water issues. She hoped the introduction section to Rural Lands would not be eliminated and questioned why dark skies are in the Commercial Agriculture section. **VIRGINIA LUND** said she would like to see a perjury clause added to applications and that all people should be notified. She thought a distance should be established between clusters. **DARCY BATURA** supported the proposed amendments by RIDGE, especially relating to the portion of affordable housing and the Roslyn Historic District. She encouraged the use of accessory dwelling and even co-housing. She asked the Board to keep Kittitas County rural. **JENNIFER BOUVIA** supported the amendments proposed by RIDGE, as well as language relating to dark skies; Roslyn Historical District; and the Parks and Recreation Districts. She voiced concerns with the water supply and supported a study to identify aquifers. **DANA CAZLARICH** said she was a real estate agent and urged the Board to not adopt the Planning Commissions recommendations, claiming it would have a significant impact to the economic base. She felt developers were aware of the affordable housing issues and continue to work toward solutions as the County grows. **LORETTA SWIGARD** said she was a realtor in the Upper County and was supportive of “managed” growth in the community and did not support the Planning Commissions recommendations. She spoke of the 5 acre minimum zoning, and felt it would not provide the results that are truly desired in fact, it may present new challenges. **PAT DENEEN** said he had spent hundreds of hours working on the Comprehensive Plan and supported the Farm Bureau’s position. He opposed the 5 acre minimum proposal and felt it would be disastrous to the County. He encouraged the Board to not adopt any of the proposed changes to the Comprehensive Plan however he supported the formation of a Commercial Forest committee as well as an Agriculture Lands Advisory committee. **THERE BEING NO ONE ELSE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.**

MR. PIERCY thanked members of the community for their comments and presentations, as well as staff in the Community Development Services for their hard work and dedication to the process.

COMMISSIONER CRANKOVICH moved to continue the public hearing to Monday November 13, 2006, at 6:00 p.m. in the Fine Arts Building at the Kittitas County Fairgrounds/Event Center, noting the public testimony portion of the hearing is closed, and the written comment deadline is Wednesday November 1, 2006 at 5:00 p.m. at the

Community Development Services Department. **COMMISSIONER HUSTON** seconded. Motion carried 3-0.

Meeting adjourned at 8:20 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

David B. Bowen, Chairman

**EXHIBITS
10-26-06 PUBLIC HEARING
10-YEAR COMPREHENSIVE PLAN UPDATE**

Exhibit Number	Item	Submitted By
1	Letter from Barbara Bonow	Joanna Valencia, CDS
2	Letter from Dimitri Bader	Joanna Valencia, CDS
3	Testimony on Yakima Training Center Inclusion in Commercial Agriculture Designation	Jan Sharar
4	Written comments on recommendation from Planning Commission	Jan Sharar
5	Letter from Central Cascade Land Company	Anne Watanabe
6	Testimony	Desmond Knudson
7	Testimony	Karen Poulsen
8	CD from presentation by Pat Deneen	Pat Deneen