

**COMMISSIONERS MINUTES
KITTTAS COUNTY, WASHINGTON
SPECIAL MEETING
KITTTAS COUNTY FAIRGROUNDS/EVENT CENTER
HOME ARTS BUILDING**

MONDAY

6:00 P.M.

JUNE 11, 2007

Board members present: Chairman Alan Crankovich, Vice-Chairman David Bowen;
Commissioner Mark McClain.

Others: Julie Kjorsvik, Clerk of the Board; Joanna Valencia, CDS Staff Planner; Darryl Piercy,
Director of Community Development Services; Scott Turnbull, CDS Staff Planner and
approximately 30 members of the public.

PUBLIC HEARING

DEVELOPMENT CODE

CDS

At approximately 6:00 p.m. **CHAIRMAN CRANKOVICH** opened the continued public hearing
from June 4, 2007 to consider the Planning Commissions recommendations on the Kittitas
County Development Code. He reviewed the documents that had been received as well as the
public hearing procedures.

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES
reported that copies of current documents had been available for public review. **JOANNA
VALENCIA, CDS STAFF PLANNER** reviewed the items and clarification relating to the
Planning Commissions recommendations for amending the Kittitas County Code Title 17 Zoning.

THOSE PRESENT & TESTIFYING: STEVE LATHROP commented on the one time lot
split in the Ag-zone and felt it should remain as written and urged the Board to allow the Ag
committee to make a full review prior to making any changes. **CARRIE WOLLER
REPRESENTING THE WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION, AVIATION DIVISION** expressed support of the airport overlay zone
and described how the proposal would protect airports in the County. She extended their
assistance relating to aviation issues. **LILA HANSON** commented on non-conforming uses. She
suggested adding a new Chapter within the zoning code for property rights to address restrictions
relating to eminent domain and takings. She asked for assurances that there would be no changes
with the current Ag-3 zone and that the rights and needs of the old Kittitas County lifestyle be
maintained. **PAULA THOMPSON REPRESENTING THE KITTTAS COUNTY
CONSERVATION COALITION** acknowledged the recommendations that were previously
submitted from Futurewise. She commented on the guide to the key proposed revisions
submitted by the Planning Commission. She explained their view is to have rezones reviewed
annually in order to see all the possible impacts at one time. **DEIDRA LINK** commented on
fully contained communities. She felt the Board should allocate areas for wind farms and the
Performance Based Cluster Plats should have additional language for proper use. She expressed
appreciation for expanding the notification requirements. She read a letter into the record from
Melissa L. Bates. **JOHN JENSEN REPRESENTING HIMSELF AND THE KITTTAS
COUNTY CONSERVATION COALITION** reviewed a list of questions that were proposed by
Jan Sharar. They asked the Board to delete the provisions for fully contained communities
claiming they are not appropriate for Kittitas County. **CATHERINE CLERF** commented on the
wind energy which is available in Kittitas County and the existing transmission corridors. She

said she was looking out for the county's long term health and viability and the various opportunities available. **ROGER OLSEN REPRESENTING HIMSELF** commented on the 3 acre zoning and the recent ruling that was made by the Eastern Washington Growth Management Hearings Board and how it was justified and compliant relating to the GMA goals and requirements. He felt the County can not loose various funding for being out of compliance and that by stalling and delaying changes, it would only make things more difficult in the future. **DAVID WITWILL REPRESENTING THE CENTRAL WASHINGTON HOMEBUILDERS ASSOCIATION** commented on various portions of the proposed zoning code. **WILLIAM SCHMIDT** supported removing Item 6 from the Planning Commissions recommendations, claiming there were unreasonable development standards. **DALE DYK** felt minor word changes need to be made for the major changes in Kittitas County and the development in the future. He felt the proposed administrative use gives broad powers to the Director of Community Development Services, for both the interpretation of the code as well as the approval of applications. He felt increasing lot sizes would result in increased land prices and would not preserve agriculture, but would have the opposite effect. **URBAN EBERHART REPRESENTING THE KITTITAS COUNTY FARM BUREAU** felt the language for a one-time split provisions were a direct attack on agriculture in the Kittitas Valley. He indicated farmers need the flexibility for example to take a 20 acre parcel and short plat it by breaking off a 3 acre parcel and having a 17 acre residual to maintain the rest of the farming operation. They felt the timing was difficult because of the current farming season so they can not make a review and appropriate comments. He said he was also was representing the **KITTITAS COUNTY IRRIGATION DISTRICT** and gave comments on the intervening ownership which should include other language besides road right-of-way. **CHAD BALA REPRESENTING TERRA DESIGN GROUP** testified on the proposed revisions to the zoning code and said they did not support the proposed change from Suburban and Suburban II to Rural Residential and Urban Residential, although they did support the continued use of the 20 acre one time split. **HELEN WISE** testified on the pre-identified areas for wind farms, claiming it would be a simplified process to approve applications. She urged the Board to also include the electrical transmission corridor as a pre-identified area.

At 8:00 p.m. **CHAIRMAN CRANKOVICH** recessed the meeting for a 10 minute break. At 8:10 p.m. the meeting was reconvened.

VINCENT TOMASO felt a lot of the Planning Commissions revisions were overwhelming. He did not feel the restrictions on the 3 acre zones were necessary. He submitted a FEMA map into the record noting the elevation from the Yakima River. **WAYNE NELSON** said in large part, he supported the Planning Commission recommendations and noted he would submit more specific comments into the record in written form at a later date. **JOHN UFKES** suggested cleaning up the setback line language and have it measured from a property boundary or dwelling. **JERRY MARTENS** read written comments into the record relating to the proposed regulations and impacts that may incur. He felt the 3 acre zones have been some of the most developed, used, and prevalent parcels in the county and the market trends within the state are also seeing those zones as beneficial or desirable. **ROGER WEAVER** compared historic versus rural. He urged the Board to advise the Growth Management Hearings Board by keeping the Rural 3 and then go back and allow further review. **DESMOND KNUDSON** said his biggest concern was with the wind farm and the siting of those areas. He described the benefits of wind farms and felt the County desperately needs revenue from those. **PAT DENEEN** commented on the proposed revisions to the zoning code and said he did not support the hard line boundaries. He reviewed transportation corridors and fully contained communities and felt an EIS should be required for those. **BRAD HABERMAN** asked the Board to set aside the proposed changes to the Ag zones and send it back to the Ag committee for their review and recommendation. He

said most of the Ag community is at their busiest time of their season and allow them a chance for feedback. **MARGARET CORDNER** opposed revisions to the Suburban 1 to the Suburban 5. She felt the wind farms should be located as far east as possible because it can be devastating to property owners. **THERE BEING NO ADDITIONAL PUBLIC REQUESTING TO TESTIFY ON THIS PORTION OF THE HEARING, THE ORAL TESTIMONY WAS CLOSED, NOTING WRITTEN COMMENTS WOULD CONTINUE TO BE ACCEPTED.**

CHAIRMAN CRANKOVICH moved to continue the public hearing to Wednesday June 13, 2007 at 6:00 p.m. at the Teanaway Hall at the Kittitas County Fairgrounds/Events Center. **COMMISSIONER BOWEN** seconded. Motion carried 3-0.

Meeting adjourned at 9:05 p.m.

**KITTITAS COUNTY, WASHINGTON
BOARD OF COMMISSIONERS**

ATTEST:

Julie A. Kjorsvik, Clerk of the Board

Alan Crankovich, Chairman

**EXHIBITS
JUNE 11, 2007
DEVELOPMENT CODE PUBLIC HEARING**

Exhibit #	Document	Submitted by	Date
1	Guide to Proposed Revisions to KC Development Code per PC Recommendations	Joanna Valencia, CDS Staff Planner	6/11/07
2	Letter from Mary Burke – proposed language for Wind Farm Resource Overlay Zone	Mary Burke	6/11/07
3	Letter from Roger B. Olsen – comments on Zoning Code	Roger B. Olsen	6/11/07
4	Letter from Dale Dyk	Dale Dyk	6/11/05
5	CD with documents provided by Tim Trohimovich, AICP Planning Director (Futurewise)	Tim Trohimovich	6/7/07
6	Letter from Melissa Bates	Deidra Link	6/11/07
7	Letter from Jan Sharar for the Kittitas County Conservation Coalition	John Jensen	6/11/07
8	Letter from Roger Olsen – EWGMHB Order regarding 3 acre zoning	Roger Olsen	6/11/07
9	Large Map – Kittitas PUD Transmission & Distribution Systems	Catherine Clerf	6/11/07
10	Map of Kittitas County – Public Land, Township/Range Section	Catherine Clerf	6/11/07
11	FEMA Map	Vincent Tomaso	6/11/07
12	Letter from Jerry Martens	Jerry Martens	6/11/07
13	Wide Support for Development of Wind Farms Information	Desmond Knudson	6/11/07
14	17 signed declaration regarding pre-identified areas for wind farms	Desmond Knudson	6/11/07
15	Public Hearing Sign In Sheets for 6/11/07	Julie Kjorsvik	6/11/07

