

**COMMISSIONERS' MINUTES  
KITTTITAS COUNTY, WASHINGTON  
ELLENSBURG CITY COUNCIL CHAMBERS  
501 NORTH ANDERSON STREET - ELLENSBURG  
SPECIAL MEETING**

**MONDAY**

**6:00 P.M**

**OCTOBER 8, 2007**

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

Others: Julie Kjorsvik, Clerk of the Board; Ellensburg City Council Members Mayor Obie O'Brien, Ed Barry, Stan Bassett, John Perrie, Jani Niner, Nancy Lillquist; Darryl Piercy, Director of Community Development Services; City Manager Ted Barkley; City Attorney Jim Pidduck; Public Works Director John Akers; Parks & Recreation Director Brad Case; Senior Planner Mike Smith; and Deputy Clerk Debbie Keno.

**JOINT SPECIAL MEETING WITH THE BOARD OF COUNTY COMMISSIONERS -  
DISCUSSION OF DEVELOPMENT REGULATIONS IN THE UGA**

The special joint meeting with the Kittitas County Board of Commissioners was called to order by Mayor O'Brien at 6:00 p.m. The purpose of the joint meeting is discussion of development regulations in the urban growth area (UGA).

Mayor O'Brien advised the document on pages 14-17 of the agenda packet concerns a quasi-judicial matter and will not be discussed this evening. It is attached to the agenda packet as an example of the types of issues to be discussed during this meeting.

Senior Planner Smith provided background information on the Growth Management Act and the Urban Growth Area (UGA).

The basic goal of the inter-local agreement is a uniform, coordinated and orderly development process or processes and standards inside the urban growth area so that the unincorporated lands will be developed to urban densities in a manner that will mesh with the existing incorporated lands when they later annex into the City.

Some of the issues which need to be addressed by the entities include: 1) Which jurisdiction should handle the process and review of projects within the UGA--should it be the County or the City? 2) Which City processes, codes and standards should apply to the UGA? 3) How should the transition take place when properties do annex

while they are still in the review or the development project review process? and 4) How to handle large lot short plats.

The draft agreement proposes the County would adopt the City's subdivision code, landmarks and design code and development standards for road, water and sewage and enforce those through their review processes. Zoning in the unincorporated land in the County would remain as zoned until annexation. Review processes for land development and building would be according to County process with City comment and due consideration by the County. SEPA review would be according to the County process with City comment and due consideration by the County relating to mitigation measures seen by the City as appropriate. Critical areas would be according to County process and the County's critical areas ordinance until such time as the City has adopted a critical areas ordinance based on best available science (BAS). The building permit process would be according to County processes and extend for 4 months after annexation to insure continuity of review unless the City and County agree to transfer the process to the City or the applicant requests a transfer. SEPA will be used by the County to impose "impact mitigation" for parks and recreation. The Commissioners do not agree with impact mitigation and this concept needs to be addressed at the Council/Commissioner level. Planner Smith submitted three maps at the meeting and referenced them as: A) The City's Urban Growth Area - 2007; B) The City's Comprehensive Land Use map - 2006 Update; and C) City of Ellensburg Future UGA Arterial/Collector Corridor Extensions.

Director Piercy, Director of Community Development Services for Kittitas County, advised since preparation of the initial draft the County has updated its development code to establish density at urban levels in the UGA. The County supports coordinated development in the urban growth area between the County and the City as well as continued review of applications in the urban growth area by County staff. Council asked questions of Director Piercy. Director Piercy discussed impact fees for parks versus mitigation.

The entities discussed road standards, building heights, park impact fees and permit fees. The need for appeal language in the agreement was discussed along with the concept of shadow platting.

Director Piercy explained the process for development of transition zones in the County's adopted comprehensive plan, which the County hopes to implement in 2008. The entities discussed possible consideration of a zone/density that would meet a different lifestyle need of some customers. Neighborhood commercial in the UGA and its limited permitted uses was also discussed.

Council/Commission consensus was for staff from both entities to meet and prepare a revised draft for distribution to the entities to ensure they are on the same track.

Council took comments from three members of the audience.

Meeting adjourned at 7:45 p.m.

**CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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**Julie Kjorsvik**

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**Alan Crankovich, Chairman**