

**COMMISSIONERS' MINUTES  
KITITITAS COUNTY, WASHINGTON  
COMMISSIONERS AUDITORIUM  
SPECIAL MEETING**

**FRIDAY**

**9:00 AM**

**OCTOBER 2, 2009**

Board members present: Chairman Alan Crankovich, Vice-Chairman Paul Jewell and Commissioner Mark McClain.

Others: Catherine Dunn, Deputy Clerk of the Board; Anna Nelson, Gordon Derr; Dan Valoff, Staff Planner; Neil Caulkins, Deputy Prosecutor; Kirk Holmes, Public Works Director and Interim Community Development Services Director; Skip Swenson and Jill Arango, Cascade Land Conservancy.

**SPECIAL MEETING                  TRANSFER OF DEVELOPMENT RIGHTS                  COMMISSIONERS**

At 9:00 a.m. **Chairman Alan Crankovich** opened the special meeting to consider discussion of the Transfer of Development Rights Program.

**Vice-Chairman Paul Jewell** explained that Anna Nelson was to work on developing codes and policies for the Transfer of Development Rights and this meeting was to discuss policy issues and give her direction.

**Vice-Chairman Jewell** asked about the size that "sending sites" needed to be. He said that they are located in Agriculture 20 (acre) zones and Forestlands 80 and 20 acre zones, and wondered about having them in the Urban Growth Areas. He asked if the County was limiting them too much with the 20 acre size limit.

**Planner Dan Valoff** expressed concern about the inconsistencies between the city land use in the UGA's conflicting with the County zoning.

After discussion of locations for sending sites, **Jill Arango** suggested placing the sending sites on a GIS map. She said that the NRCS maps and senior water rights overlays show where the farmland should be preserved. She suggested adding an extra TDR in the 20 acre zones but that is a policy decision. **Commissioner McClain** suggested that a volunteer program be set up whereby those in the Commercial Agricultural Zone can prove that they should be a sending site.

**Vice-Chairman Jewell** expressed concern about the closing of recreation access areas and suggested as a protection, they be a sending site.

**Jill Arango** said that these were policy decisions that need to be included in the code as well as any incentives.

**Chairman Crankovich** said that in the case of long time family farms and no one in the family wishes to continue, and no one can afford to purchase it, the Transfer of Development Rights will help to protect. Some of the concerns of the farmers include the possibility of being surrounded by development and not being able to continue with common farming practices because of the adjoining neighbors objections.

There was discussion of expectations of Anna Nelson and deliverables for the public process. The first public hearing is set for October 27, 2009, with the hearing in front of the Board of Commissioners set for December 2, 2009 and possible implementation on December 15, 2009.

There was a discussion of strategies for using Transfer of Development Rights as well as including purchase of Development Rights as an eighth criteria for rezones. Discussion followed on the ability to opt out of the TDR. **Deputy Prosecutor Caulkins** suggested having a hardship opportunity, as well as purchase of another conservation easement and a Board finding of public benefit.

The meeting was adjourned at 11:00 a.m.

**DEPUTY CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

---

**Catherine Dunn**

---

**Alan Crankovich, Chairman**