

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

**TUESDAY**

**2:00 PM**

**DECEMBER 15, 2009**

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

Others: Catherine Dunn, Deputy Clerk of the Board; Judy Pless, Budget and Finance Manager; Kirk Holmes, Director of Public Works and Interim Director of Community Development Services; Jan Ollivier, Planning Manager; Christina Wollman, Planner; Kellie Bacon, Engineering Tech; Dan Davis, Plans Examiner, Dan Valoff, Planner II, Jeff Watson, Planner; Community Development Services; Neil Caulkins, Deputy Prosecutor, Brent Bottoms, Deputy Prosecutor; Marsha Weyand, Assessor; Cindy Adams, Assessor's Office; Joyce Julsrud, Clerk; Mike Johnston, Daily Record; Brenda Larsen, Fire Marshal; Catherine Clerf; Roger Weaver; John Camarata; Paula Thompson; Jan Sharar; Skip Swenson and Jill Arango, Cascade Land Conservancy; Karen Poulsen; Debbie Strand; Wayne Nelson; Chad Bala and Lindsey Ozbolt, TerraDesign Group; Frank Gregerich; Jerry Pettit, Auditor; Brian Murphy, Groff and Murphy; and other persons representing the public.

**SPECIAL MEETING**

**2009 BUDGET AMENDMENT**

**AUDITOR**

At 2:00 p.m. **Chairman Alan Crankovich** opened the special meeting to consider an amendment to the 2009 budget. Judy Pless, Budget and Finance Manager explained that there was an amendment due to additional contracts that have been signed throughout the year. The amendments are:

\$1,817,153	for the 2009 General Fund
26,000	for the 2009 Recreation Fund
131,986	for the 2009 Public Health Fund
35,000	for the 2009 Stadium Fund
250,000	for the 2009 Courthouse/Jail Remodeling Fund
70,000	for the 2009 Unemployment Fund
<u>          </u>	
\$2,330,139	TOTAL

**Public Testimony was opened by Chairman Crankovich.**

**Catherine Clerf**, 60 Moe RD said the downturn won't end next year and she suggests no wage increases. She said whatever you do will blow up in your faces during the first part of 2010.

**Vice-Chairman Jewell** moved to approve Resolution 2009-157, the amendments to the 2009 Budget as delineated by the Budget and Finance Manager. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

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**SPECIAL MEETING****COMP PLAN ANNUAL AMENDMENT****CDS**

At 2:15 p.m. **Chairman Alan Crankovich** opened the special meeting continued from December 9, 2009 to consider the Planning Commission's recommendations on the Comprehensive Plan Compliance and the 2009 Comprehensive Plan Annual Amendments. He noted that the record was closed.

**Snoqualmie Pass**

**Commissioner Mark McClain** moved to follow the Planning Commission recommendation and designate Snoqualmie Pass as an existing Master Planned Resort. **Vice-Chairman Jewell** seconded the motion. Motion carried, 3-0.

**Easton**

**Vice-Chairman Paul Jewell** moved to accept the Planning Commission recommendation and designate Easton Town Center as a Type 1 and North of I-90 as Type 3 LAMIRD. **Commissioner McClain** seconded the motion for discussion.

**Vice-Chairman Jewell** discussed the 1996 recommendation by WSDOT Aviation and the airport overlay zone. **Neil Caulkins** said that was part of the appeal pending and it is under a stay at this time.

The motion carried, 3-0.

**Ronald**

**Lisa Grueter**, ICF Jones and Stokes, Consultant, said that the Planning Commission recommended that Ronald Townsite, that part of the study area north of SR 903 and Pine Loch Sun III be a Type 1 LAMIRD and the remainder be Rural Lands designation.

There was discussion of the Ronald study area including questions regarding the gravel pit and notched out portion of the old UGN boundary, the built environment versus the approved environment.

**Vice-Chairman Jewell** moved to accept the planning Commission recommendation designating Ronald town site, Pine Loch Sun III and north of SR903 as a Type 1 LAMIRD. **Chairman Crankovich** seconded the motion. Motion carried, 2-1 (**McClain** opposed).

## **Thorp**

**Jan Ollivier** said that the Planning Commission recommended that the historical town center should be a Type 1 LAMIRD with the area at I-90 be changed to a Type 3 LAMIRD.

**Vice-Chairman Jewell** moved to accept the Planning Commission recommendation and designate the Thorp Town Center as a Type 1 LAMIRD and the I-90 commercial area as a Type 3 LAMIRD. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

## **Vantage**

**Jan Ollivier** explained that the Planning Commission had recommended that the Town Center be a Type 1 LAMIRD.

**Vice-Chairman Jewell** moved to accept the Planning Commission recommendation and designate the Vantage Town Center as a Type 1 LAMIRD. **Commissioner McClain** seconded the Motion.

**Lisa Grueter**, ICF Jones and Stokes, noted that the Planning Commission recommended that the land use would be changed as well.

**Vice-Chairman Jewell** moved to amend his motion and accept the Planning Commission recommendation and designate the Vantage Town Site as a Type 1 LAMIRD and the Land Use would be changed from Residential to rural Residential. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

**Commissioner McClain** said he thought this would be a great place for future development as a MPR.

## **Kittitas**

**Vice-Chairman Jewell** said that Kittitas was not changing the size of the Urban Growth Area, just changing the maps.

**Vice-Chairman Jewell** moved to approve the Urban Growth Area Expansion as recommended by the Planning Commission and presented in figures 11 & 12, land use designation and zoning maps. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

**Vice-Chairman Jewell** moved to accept changes by the Kittitas County Conference of Governments to the County Wide Planning Policies regarding urban reserve, removing UGN language and adding LAMIRD language. **Chairman Crankovich** seconded. Motion carried, 3-0.

**Vice-Chairman Jewell** said this had been a big effort for the City of Kittitas with lots of unforeseen challenges, negotiations and compromise.

**Lisa Grueter**, ICF Jones and Stokes reminded the Board that as an interim, before considering the general agriculture land use, there were some change to be made.

After discussion of the changes, **Vice-Chairman Jewell** moved to accept the changes to Section 2.3C Agriculture and Forestlands adopting the Planning Commission recommended changes and striking the lines limiting the de-designation to the seven year Comprehensive Plan cycle. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

**Vice-Chairman Jewell** moved to accept the Planning Commission Recommendations on Overlay zones striking "with capability grades of 1 to 4"; Section 261B and eliminating Ch17.30.030 changes. **Chairman Crankovich** seconded the motion. Motion carried, 3-0.

**Vice-Chairman Jewell** moved to accept the Planning Commission Recommendations and accept the map amendments as presented. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

**Commissioner McClain** moved to approve the Planning Commissioner recommended modifications to the LAMIRD policy with clarification between Type 1 and Type 3 and GPO's 8.68, 8.69 and 8.73 contained in the Supplemental information. **Vice-Chairman Jewell** seconded the motion. Motion carried, 3-0.

**Vice-Chairman Jewell** moved to accept the Planning Commission Recommendations on Comprehensive Plan policies contained in Attachment B not previously dealt with. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

**Vice-Chairman Jewell** moved to approve the code amendment contained in Attachment C, Chapter 15B.03.020 striking the 7 year requirement with the same change to other resource language incorporated in Ch. 17.08.035 and Ch 17.08.261B. **Commissioner McClain** seconded the motion. Motion carried, 3-0.

The Board took a ten minute recess at 3.20 p.m.

The Board reconvened at 3:32 p.m.

CP-09-01 Frank Gregerich - Community Wind Energy Systems

Dan Davis, Plans Examiner, explained the proposal and said that staff had issues with the definition of wind farm setbacks and decommissioning plans.

Vice-Chairman Jewell agreed saying the lack of regulation and public participation is a concern. Chairman Crankovich said he had the same

concerns as Vice-Chairman Jewell. He said the Planning Commission recommendation is confusing.

Vice-Chairman Jewell moved to deny the application but to direct staff to form a working group to develop the code. Commissioner McClain seconded the motion. Motion carried, 3-0.

CP-09-02 City of Ellensburg Map Amendment - UGA boundaries and zoning designations

Vice-Chairman Jewell moved to accept the Planning Commission recommendation and make the changes requested by the City. Commissioner McClain seconded the motion. Motion carried, 3-0.

CP-09-03 Randy Jensen Map Amendment Urban Residential to General Commercial

Vice-Chairman Jewell moved to approve the application adopting the Planning Commission findings of fact. Commissioner McClain seconded the motion. Motion carried, 3-0.

CP-09-04 CDS Text Amendment Residential Wind Energy Generator policy

Commissioner McClain said there were things to address in this policy including in the definition the idea of selling energy and municipalities rights in the UGA.

Vice-Chairman Jewell moved for Board approval of CP-09-04 Chapter 17.61B Residential Wind Energy Generator including Commissioner McClain's changes. Commissioner McClain seconded the motion. Motion carried 3-0.

CP-09-05 Kittitas County Text Amendment Transfer Board of Adjustment duties to Hearing Examiner

Commissioner McClain moved to approve CP-09-05. Vice-Chairman Jewell seconded the motion. Motion failed, 1-2 (Jewell and Crankovich opposed).

Vice-Chairman Jewell moved to deny CP-09-05. Chairman Crankovich seconded the motion. Motion carried, 2-1 (McClain opposed).

CP-09-06 Kittitas County Text Amendment add "shooting ranges" to 17.31.030 Commercial Agriculture

Commissioner McClain moved to accept CP-09-06 adopting new language and striking #1 under Ch 17.08. Vice-Chairman Jewell seconded the motion. Motion carried, 3-0.

CP-09-07 Kittitas County Text Amendment Amendment to  
KCC17.28.030, 17.28A.030 and 17.29.030 to allow "commercial  
activities" in the agriculture zones

Vice-Chairman Jewell moved to approve and include additional language  
placing such "commercial activities" in areas of poor soils.  
Commissioner McClain seconded the motion. Vice-Chairman Jewell  
withdrew the motion to a later time.

CP-09-08 County and Cascade Land Conservancy Transfer of  
Development Rights

Vice-

The meeting was adjourned at 4:59 p.m.

**DEPUTY CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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**Catherine Dunn**

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**Alan Crankovich, Chairman**