



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## STUDY SESSION MINUTES

October 25, 2010

### THOSE PRESENT:

Alan Crankovich, Paul Jewell (BOCC), Kirk Holmes, Doug D'Hondt, Kelly Bacon, Maria Fischer (DPW) Neil Caulkins, Stephanie Happold (PROS), Dan Valoff, (CDS)

### GUESTS PRESENT:

Chad Bala, Catherine Clerf, Allison Kimball, Anna Nelson (GordonDerr). Steve Lathrop, Jill Arango

### DEVELOPMENT REVIEW UPDATE:

Dan Valoff gave a development review update on backlogged projects. By the end of December CDS will have the majority of the back-logged projects that can be processed moving forward. GordonDerr is handling a few of these items. Kirk stated that he wished to thank Dan publicly for his hard work on this matter.

### Board Direction:

No direction.

### PLANNING COMMISSION & BOARD OF ADJUSTMENT VACANCIES:

Dan Valoff reported one vacancy on the Planning Commission. Paul noted that he has one application for this position. Discussion followed. Dan also noted a District 1 vacancy on the Board of Adjustment due to a resignation.

### Board Direction:

No direction.

### FARMLAND PRESERVATION GRANT & MOU WITH THE CLC FOR THE TRIPLE CREEK RANCH:

These two items go together and Jill Arango of the Cascade Land Conservancy reported that the CLC is working with State and the Federal Governments on farmland preservation grants. They received Federal funds in 2008 and 2009. She has been reviewing the MOA for the Triple Creek Ranch property with the County Prosecutor's Office and Public Works, and also working on grants for another ranch property. Stephanie noted that she received the grant agreement in July and had issues with the language, concerns that she passed on to Public Works. She needs clarification of language which states that if the State does not have the funding to put into the grant then they don't have to pay. Jill noted that if the funds are not available then the purchase and sale agreement becomes null and void. Jill stated that the County has to be the applicant for the State grants, but the CLC can sign the Federal grant agreements.

APPROVED  
12/7/2010

The CLC is addressing problems with the appraisal for the Triple Creek Ranch property. CLC has spent money on appraisals already and the County will owe half of around \$12,000.00 in appraisal costs. Paul asked where this money was coming from, and Kirk responded that CDS would be the source of these funds; that it is a general fund expense. Jill noted that she can speak with the landowners about their paying for these costs.

**Board Direction:**

**Place item on the next study session agenda. .**

**PUD VESTING UPDATE:**

Anna noted that some PUD applications did not have concurrent development applications; one for sure in the back-logged applications. Chad Bala noted that he is aware of this issue, it being one of his firm's applications.

**Board Direction**

**No Direction.**

**TITLE 15A CODE  
AMENDMENTS:**

Anna noted that when 15A is amended, processing issues such as the above example will be made clearer. She handed the BOCC a memo setting forward GordonDerr's recommendations to clean up 15A. The memo has a schedule attached. The next step is to see what tasks CDS will do and what steps GordonDerr will perform. Lathrop added that 15A has serious holes in it and needs fixing very soon; he hopes the BOCC considers an accelerated review for this.

**Board Direction:**

**Let the Board review the memo and carry it over to the next study session.**

**2010 DOCKET UPDATE:**

Anna noted that the CDS staff looked at Planning Commission recommendations re: segregations and provided additional revisions to the language. Also she is working on 15A code edits and timeframes.

**Board Direction:**

**No Direction.**

**Meeting adjourned at 2:16 pm**



**Kirk Holmes, Interim Director**