

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

TUESDAY

6:00 P.M.

NOVEMBER 2, 2010

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

Others: Julie Kjorsvik, Clerk of the Board; Neil Caulkins, Deputy Prosecutor; Kirk Holmes, Public Works/Interim Community Development Services Director; Dan Valoff, Staff Planner; Jan Ollivier, Transportation Manager; and 20 members of the public.

At 6:00 p.m. **CHAIRMAN McCLAIN** opened a public hearing to consider the Planning Commission's recommendations for the 2010 amendments to the Kittitas County Comprehensive Plan. He indicated there had been applications withdrawn prior to the Planning Commission deliberations. He reviewed the hearing procedures.

DAN VALOFF, STAFF PLANNER reviewed the proposed amendments along with the Planning Commission recommendations.

10-01 Ellensburg UGA Commercial Ag: This item was withdrawn prior to the Planning Commission deliberations.

10-02 Evaluation of former Thorp UGN Lands Designated Rural (AG 20) for Commercial Agricultural Potential: This item was withdrawn prior to the Planning Commission deliberations.

10-03 BDG Forest Land De-designation: The Planning Commission recommended denial of the request.

BOB DALEY, APPLICANT said they were trying to run their application parallel to Mr. Murphy's request. He explained they were in the same area as the Murphy's, which is next to a developed area. He described what they would like to do with the property in the future, including having some cabins located on there, with open space as well.

10-04 Murphy Forest Land De-designation: The Planning Commission recommended denial of the request.

BRIAN MURPHY, APPLICANT submitted comments into the record. He said the owner's objective was to de-designate three parcels totaling approximately 176.4 acres. He said the proposal is to de-designate the property from Commercial Forest to Rural and the rezone from

Commercial Forest to Forest & Range. He explained how their development plan would permanently prohibit future development while protecting approximately 153 acres as wildlife habitat. He said de-designation was the only tool available for them to accomplish their goal.

COMMISSIONER JEWELL questioned the applicant regarding the application having to include a specific development proposal. He felt the application was somewhat broad and expressed concerns such as not having a plat application; the SEPA questionnaire was not complete and did not include all of the development in the proposal; clustering is not allowed in an up-zone and there were no assurances for Open Space. **MR. MURPHY** recommended that the Board not make a final decision, pending a landowner option plan with the State agencies. **COMMISSIONER CRANKOVICH** asked how the landowner option plan would work in the County process and how the applicant would handle emergency access to the residents. **MR. CAULKINS** said they have not seen any documents (nor are there any documents contained in the record), so the terms are unknown and how it would best fit in with the county's process. **MR. MURPHY** said the building requirements take care of the fire concerns.

10-05 Keechelus Ridge HOA: This item was withdrawn prior to the Board of County Commissioners Public Hearing.

10-06 Hirsch Forest Land De-designation: This item was withdrawn prior to the Planning Commission deliberations.

10-07 Change from Rural Residential to Forest & Range: This item was withdrawn prior to the Planning Commissioner deliberations.

10-08 Mapping Correction in Southwest Ellensburg Vicinity: The Planning Commission recommended approval of the request.

10-09 Adoption by Reference of the EDG of Kittitas County's Economic Development Strategic Plan: The Planning Commission recommended approval of the request.

10-10 Development Regulation Amendments for Consistency and Clarity: The Planning Commission recommended approval with the revision recommended by the Public Works Department to strikeout the proposed KCC 16.12.080.

10-11 KCC 16.09 - Performance Based Cluster Plat: The Planning Commission recommended approval of the request.

10-12 Thorp LAMIRD III Expansion CP-10-00001: The Planning Commission recommended approval of the request.

ROGER WEAVER, REPRESENTING THE ELLISON THORP ESTATE (for in both applications) reviewed the applications. He felt the project would be beneficial to the interstate travelers and the community by including jobs and increasing tax revenues.

10-13 Thorp Travel Center Rezone RZ-10-00001: The Planning Commission recommended approval of the request.

10-14 Concrete Batch Plant CUP Clarification CP-10-00002: The Planning Commission recommended approval of the request.

LENNY MORRISON, REPRESENTING ELLENSBURG CEMENT PRODUCTS explained their proposal of a text amendment to add concrete batch plants as a Conditional Use in the same areas where temporary asphalt batch plants are located.

COMMISSIONER JEWELL disclosed that there was written information contained in the record from a consulting firm regarding the Thorp Travel Center from a person with the same last name as his. He asked that it be noted he did not know who the person was.

10-15 Midvale Rezone: This item was withdrawn prior to the Planning Commission deliberations.

THOSE PRESENT & TESTIFYING:

MIKE MURPHY REPRESENTING ELLENSBURG CEMENT PRODUCTS explained how their proposed amendment would add a definition of "sand and gravel extraction" in Section 17/08.475.

RON CRIDLEBAUGH, REPRESENTING THE ECONOMIC DEVELOPMENT GROUP OF KITTITAS COUNTY encouraged the Board to support and adopt their Economic Development Strategy Plan by reference. He also made comments in favor of the Thorp LAMRID expansion and rezone applications. RICK CADWELL said he was in favor of the Economic Development Group's proposal as well as the Thorp Travel Center and Rezone. He felt there would be many benefits to the community. JUDY HALLISY REPRESENTING THE CLE ELUM RANGER DISTRICT expressed concerns regarding the de-designation requests. She said they would like the property continue to be designated as Commercial Forest lands. She explained how the construction of homes in the area would compromise the ability to provide healthy watersheds and recreational opportunities. PATRICIA GARVEY-DARDE REPRESENTING THE U.S. FOREST SERVICE addressed issues relating to spotted owls and the impacts to them if the de-designation applications were approved. She said they would be harvesting in that area. MARK TESKEY REPRESENTING THE WASHINGTON STATE DEPARTMENT OF FISH & WILDLIFE provided written comments to the Board and said they were against the proposed de-designation applications. He felt it was important to update the County's critical areas ordinance since it had not been updated

since the mid 1990's. **CATHERINE CLERF** spoke against the de-designation applications as well as the Thorp LAMIRD III expansion. She felt the County would not be protecting the Agriculture community if they approved it. She noted she was in favor of the concrete batch plant proposal. **DAVE WITWILL, REPRESENTING THE CENTRAL WASHINGTON HOMEBUILDERS** asked for the Board to delay action on Kittitas County Code 16.09 until the Supreme Court has made their ruling. **THERE BEING NO ONE ELSE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

The Board questioned staff on the proposed amendments and asked for clarification.

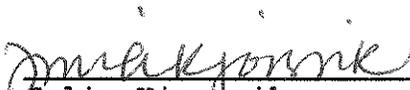
The Board indicated they would need additional time to review documents that had been submitted into the record.

COMMISSIONER JEWELL moved to continue the Public Hearing until December 7, 2010 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, noting the record is closed. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

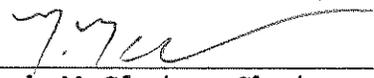
Meeting adjourned at 7:25 P.M.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Julie Kjorsvik



Mark McClain, Chairman