

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
KITTTITAS VALLEY EVENT CENTER - TEANAWAY HALL
512 N. POPLAR STREET - ELLENSBURG, WA
SPECIAL MEETING**

TUESDAY

6:00 P.M.

OCTOBER 25, 2011

Board members present: Chairman Paul Jewell, Vice-Chairman Alan Crankovich and Commissioner Obie O'Brien.

Others: Julie Kjorsvik, Clerk of the Board; Dan Valoff, Staff Planner; Neil Caulkins, Deputy Prosecutor; Jan Ollivier, Transportation Manager; Kirk Holmes, Public Works/Interim Community Development Services Director and approximately 100 members of the public.

PUBLIC HEARING

ANNUAL COMP. PLAN AMENDMENTS

CDS

At 6:00 p.m. **CHAIRMAN JEWELL** opened a public hearing to consider the Planning Commission's recommendations for the 2011 Annual Comprehensive Plan Amendments, including the Docketed Map and Text Amendments and the recommended development regulation changes. He made introductions and reviewed the hearing rules and procedures.

11-01 Columbia Plateau Energy Facility, LLC

DAN VALOFF, STAFF PLANNER gave a brief report on the application and noted the Planning Commission voted 5-0 to deny the request.

ERIN ANDERSON, REPRESENTING THE APPLICANT noted a request she previously submitted to the Board for a continuance of the hearing for two weeks and recommended keeping the record open to at least written comments. She gave an overview of the application and said their request was not project specific, but rather an extension of the overlay zone. She indicated that an extensive amount of environmental review was previously conducted around the area, resulting in nine documents and she felt the documentation supports their proposed overlay expansion. Ms. Anderson reviewed how transmission lines and their proximity was an enormous contributor for wind farm projects. **CHAIRMAN JEWELL** asked questions of the applicant. **BILL HINKLE, REPRESENTING THE APPLICANT** said he submitted an amended map to staff and to the Board of County Commissioners which should have been entered into the record. **MS. ANDERSON**

APPROVED
12/20/11

encouraged the Board to keep at least the written record open, so they have the opportunity to respond to the Planning Commission's concerns and address those to the Board at the conclusion of the testimony.

THOSE PRESENT & TESTIFYING: **DAVID A. LUNDY** stated his opposition to the proposed expansion and felt there was already enough land designated in the current overlay zone. He felt there needed to be a setback zone established to avoid any possible negative health effects to humans and animals. **SHARON LUMSDEN** said she supported wind farms that are in areas that are already been designated by the County in the current overlay zone. **BILL ALLISON** felt there was little information known about bats and the effects on them due to wind turbines. He felt bats were essential to the health of our natural world. He wanted to ensure there was a study conducted on the effects to bats before allowing an expansion of the overlay zone. **LAURAE LYGRE** opposed the proposed overlay expansion. She reported on findings of Dr. Nina Pierpont, Pediatrician, on her research and interviews of Wind Turbine Syndrome. She claimed people have had adverse health issues due to wind turbines being located near her home and urged the Board to deny the request. **TONY KELLOGG** felt since there was already an overlay zone dedicated for wind turbines, there is no need for expanding it any further. He felt people were very passionate about the issue and that the proposal would encroach not only on the wellbeing of the citizens, but their property as well. **JOY POTTER, POTTER CONSULTANT GROUP**, reinforced how the proposal was not project specific, but only for a zoning amendment. She expressed her support of the application and noted how wind farms bring jobs to the area. **DAVID ARCHAMBEAU** referenced how the prices of properties only decrease once a wind farm is located nearby. **LINDA LUNDY** opposed any further wind turbine sprawl and found no reason to expand the overlay zone. She commented on the negative health impacts to those who live near wind farms and urged the Board to deny the application. **CINDY McMEANS** representing the Kittitas Residents Opposing Windfarm Sprawl (KROWS) urged the Board to deny the request for an expansion of the overlay zone. She said there have been no environmental studies conducted on the proposed property. She felt the proposed property was very distinct and has creeks, cultural resources (including artifacts), graves and burial sites located on it. **CHARLI SORENSON** representing the Sage Hills Homeowners Association felt the proposal did not provide for any SEPA's. She explained consequences to property values and health effects if the proposed overlay zone was to be expanded. **GINNI ARCHAMBEAU**

encouraged the Board to deny the application to expand the overlay zone and felt the County should not site wind farms in areas where people are living. **HARLAND RADOMSKI** felt there would eventually be an application for a wind farm project if the expansion was approved by the Board. He said there is a project in place which is not currently running because they cannot sell the power. He urged the Board to take their time to review the information and deny the application. **GORDON HARRIS** felt there was plenty of room in the existing area for any additional wind farms. He said any other projects in the existing zone would create the same jobs and money, without having to expand the area.

The Board recessed the meeting at 7:21 p.m. The Board reconvened at 7:30 p.m.

COUNCILMAN GERRY LEWIS, REPRESENTING THE YAKAMA NATION

referenced a letter from Harry Smiskin, Chairman of the Tribal Council. He said the property lies within the area of Ceded Lands of the Yakama Nation, which legal rights were established by the Treaty of 1855 between the Yakama Nation and the United States Government. He referenced how the wind energy projects in Kittitas County and the greater part of the region have damaged and destroyed cultural and archaeological resources of the Yakama Nation and have directly and indirectly impacted their natural resources. He addressed questions from Chairman Jewell and described how the proposed area is different than the Wild Horse project. He said there are camp areas that were a gathering place and a village site known to the Yakama people as Che-lo-han, which are dear to their heart. He did not know if there was any way to mitigate, but noted they would always be open to discussion. **GREG TUDOR** opposed the overlay expansion and felt there was plenty of room left in the current overlay zone. He said in 2007 the overlay zone was determined by the County and it should be left as it is. **BILL LAWRENCE** felt the limit of three minutes to testify was a little short for some people.

ERIC LASCHEVER, ATTORNEY REPRESENTING KITTITAS RESIDENTS

OPPOSINGN WINDFARM SPRAWL (KROWS) said he previously submitted a letter into the record and described the reasons why the environmental documents do not address the proposed change. He explained why approving the proposal would violate the County's Comprehensive Plan, the Growth Management Act, the State Environmental Policy Act and the County Code. **WILLIAM ERICKSON** expressed concerns of land values going down if the expansion was approved. He said he had contacted Bonneville Power and they indicated the transmission lines were currently operating at

peak capacity. He did not feel the applicant would be spending money, if they had not intended to eventually build within the proposed overlay zone. **DIANE RILEY** felt the process in place was to be a public safeguard. She said the Planning Commission recommended denial of the application and urged the Board to deny it as well. **DEAN DUBY** felt democracy was good and the Board should follow the direction given by the citizens of their respective Districts. **SUE BANGS** opposed any additional land being designated in the current overlay zone. **GLORIA BALDI, REPRESENTING THE AUDOBON SOCIETY** expressed opposition of the proposed overlay expansion and urged the Board to deny the request. She stated wind turbines are known to kill birds and bats and there has been no cumulative data conducted in Kittitas County. **ARLENE ANDERSON** said the County had already spent a lot of time and effort for the current zoning, and asked if one line was moved, how many more requests would be coming forth in the future to simply "move lines". She urged the Board to deny the request and put a stop to the sprawl. **JEB BALDI** said the Economic Development Group has been promoting wind farms and questioned where all the money goes from the current 300 wind turbines. He asked the Board to also deny the Columbia Plateau Energy Facility, LLC application, as well as the Swauk Valley Ranch, LLC application. **JIM HALSTROM** responded to the applicant's claim of the Planning Commission not deliberating on the application and stated it was not true. **PAULA THOMPSON** disagreed that EFSEC would not be as responsive for setbacks for wildlife and residents. She felt the cumulative impacts had not been addressed and there have been many valid concerns expressed by citizens. **RON CRIDLEBAUGH, KITTITAS COUNTY CHAMBER OF COMMERCE** described the different types of overlay zones in a community and felt it does allow for closer and better governmental control. He encouraged the Board to take a close look at all the overlay zones and determine if the boundaries are correct or need to be adjusted while considering if the infrastructure is available. **DEBBIE STRAND, REPRESENTING WINDWORKS NORTHWEST** said they created a report in October 2011 which outlines the economic impacts to Kittitas County. She said although the application is not project specific, it is important to understand the economic benefits to the County that come with wind farms by creating new jobs and increased tax revenues. **KAREN ANDERSON** questioned why Ms. Strand was not stopped for commenting about the economic benefits to Kittitas County relating to wind farms, when they were advised by the Chairman to not talk about anything specific other than the application. **KEN FYLE** said if the County expands its overlay zone, the area will be completely filled with wind farms in the

future. He encouraged the Board to stay with the current overlay zone so that citizens are assured there will be no further changes in the future. **MARY MORGAN** explained how there were a lot of people against extending the overlay zone. She expressed concerns of how the applicant has had months to prepare for their application and the public did not have as much time to prepare. She urged the Board to deny the application and to make the decision at tonight's hearing. **KIRK BARNHART** said the monetary value to the property owners who have land directly bordering the proposed expansion would be severely decreased if the expansion was approved. **KEVIN BARNHART** felt the proposed overlay zone would greatly impact his property and elk migration. He urged the Board to deny the application request. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER O'BRIEN moved to deny the request from the applicant for an additional two weeks to allow for further written comments. **COMMISSIONER CRANKOVICH** seconded.

COMMISSIONER CRANKOVICH said he would support the motion because the Board needs to go off of the record and the application materials which were in front of the Planning Commission. **CHAIRMAN JEWELL** said he was surprised at the motion to not allow additional comments, including written ones, as he was looking forward to receiving additional information. Motion carried 3-0. The record was closed by the Board.

COMMISSIONER O'BRIEN explained how he felt the health issues brought up were project specific, and not related to the proposed application for an expansion of the overlay zone. He agreed there was plenty of room for expansion where the current wind farm is located. He indicated he had concerns with the applicant using old data. He said the Commissioners needed to try and make their decisions based on what is right for everyone in the County, while taking into consideration a wide variety of issues including environmental systems, GMA issues and Supreme Court decisions. **COMMISSIONER CRANKOVICH** said a few years back, there had been a lot of time and work done on the current boundaries and there is a process in place for an application to come forward in the County, although it may be cumbersome. However, to simply grant an extension of the overlay zone at this time is not warranted, nor is there any basis for it. He questioned that if the application was approved where it would stop. He felt it could potentially become a domino effect.

COMMISSIONER CRANKOVICH moved to follow Planning Commission recommendations and to deny the Columbia Plateau Energy Facility, LLC application. **COMMISSIONER O'BRIEN** seconded.

COMMISSIONER O'BRIEN said it had become difficult for him because he became involved with the politics of trying to make an economic opportunity for the County, but at the same time he is a firm believer in following the process. He said he would not vote for the extension, but would have rather had an actual proposal with an exact planned development, rather than moving a line on a map.

CHAIRMAN JEWELL said he was actually surprised there was a motion on the floor, stating it was a difficult decision for him to make. He explained how he is very interested in economic development, while he also respects those who are more impacted, noting that this is what the process is all about. He felt the application was appropriate relating to the topography and location being next to a current project, but also felt there were interesting points brought up by the opposition as well. He would have preferred to have a couple of more weeks before deliberating, but acknowledged most of the information that had been received was fairly redundant.

Motion carried 3-0.

The Board recessed for a ten minute break at 9:00 a.m. The Board reconvened at 9:10 a.m.

11-02 Swauk Valley Ranch, LLC

DAN VALOFF, STAFF PLANNER reviewed the Swauk Valley Ranch, LLC application and said the Planning Commission submitted a recommendation of approval with a 5-0 vote.

DEAN ALLEN said he was one of the owners of the Swauk Valley Ranch. He reviewed their application and said they have owned the land for over 13 years. He felt their application was an appropriately scaled project, with 3-5 turbines and would be centered in the middle of their property and used to assist with the sustainability of their ranch. He indicated they will only be using the local transmission lines and will be able to power approximately 1,200 homes in Kittitas County. He believed they will be good stewards of the land and does not want their property ending up looking like an industrial zone. They restored one of the stock ponds when they first got the property

so they could do fire suppression, if needed. He noted they do not have any current plans for additional turbines in the future.

THOSE PRESENT & TESTIFYING: **CATHERINE CLERF** noted a purchase of power agreement cannot be done until a governmental entity has first given their approval. She supported the application and felt it was an excellent example of a distributed generation project. **GLORIA BALDI, REPRESENTING THE AUDOBON SOCIETY** urged the Board to deny the application. She felt if it were approved, other property owners would want to follow in the same direction and expect approval. She hoped the property owner would monitor any bird and bat kill due to the turbines. **CHARLIE SORENSON** commended the applicant and said although it is a good project it does continue the sprawl of wind turbines. She felt although they may intend on the power staying local, it ultimately goes where the demand is and it would not always stay local. **KEN FYLE** said he was an adjacent property owner and appreciated the property owners, who seem to be good stewards of their land, but felt by approving the overlay zone it would be in direct opposition of what the Board had just denied. **JEB BALDI** spoke in opposition of the application and asked how the property owner would conduct monitoring. **SUSAN BANG** spoke against the proposal and asked how the project would be considered any different than the one previously denied by the Board. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

CHAIRMAN JEWELL asked staff questions relating to the County Code. **MR. VALOFF** said if the application was approved, there would need to be a Development Agreement in place, as well as environmental studies conducted and eventually it would come before the Board of Commissioners for a public hearing. He also spoke of the decommissioning of wind turbines and how bonding would need to be included in the Development Agreement. **NEIL CAULKINS, DEPUTY PROSECUTOR** described the bonding requirements for these types of projects.

COMMISSIONER O'BRIEN moved to follow the Planning Commission recommendations and to approve the Swauk Valley Ranch, LLC. application. **COMMISSIONER CRANKOVICH** seconded.

COMMISSIONER CRANKOVICH felt the applicant gave a great presentation and admired what they were setting out to do, however it is essentially the same type of application even though it is project specific he would be voting in opposition.

CHAIRMAN JEWELL said in his own mind it was very different application than the one before, by creating its own independent zone and not an extension of a current overlay. He noted how it was on an extremely smaller scale and allowed by County Code and it's the only thing the applicant can do. He indicated there was extensive information in the record including letters of support from the Department of Fish & Wildlife as well as acknowledgement by the Yakama Nation that they have been working with the applicant.

Motion carried 2-1 (Commissioner Crankovich opposed the motion).

11-03 Sustainability Strategy

DAN VALOFF, STAFF PLANNER reviewed the application for Sustainability Strategy/Comprehensive Plan Amendments for Renewable Energy Projects, such as Solar Facilities. He indicated the Planning Commission submitted a recommendation of approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF expressed her support of the docketed item and felt the Board should give someone an opportunity to invest. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving an application for the Sustainability Strategy/Comprehensive Plan Amendment for Renewable Energy Projects, such as Solar Facilities. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-04 Bowers Field Overlay Zone

DAN VALOFF, STAFF PLANNER reviewed an application for the Bowers Field Overlay Zone/establishing a regulatory zoning overlay for the portion of the Innovative Partnership Zone in the County and the County airport property, and to include renewable energy resources as an outright permitted use. He indicated the Planning Commission submitted a recommendation of approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF expressed her support of the proposed overlay zone which provides process.

THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations and approve the Bowers Field Overlay Zone application. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-05 Capital Facilities Plan

DAN VALOFF, STAFF PLANNER reviewed the application for the Capital Facilities Plan/General rewrite and reorganization of Capital Facilities element of the Comprehensive Plan. He indicated the Planning Commission submitted a recommendation of approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: PAULA THOMPSON, REPRESENTING HERSELF AND THE KITTITAS COUNTY CONSERVATION COALITION questioned when the County was going to have a plan? She felt it tends to be continually put off year after year. **CATHERINE CLERF** said she would have liked to have seen more work prior to docketing. She questioned why the County had not done it before. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

JAN OLLIVIER, TRANSPORTATION MANAGER addressed questions and suggested changes from the Board.

COMMISSIONER O'BRIEN moved to follow the Planning Commission recommendations, approving the Capital Facilities Plan/General Rewrite and Reorganization of Capital Facilities element of the Comprehensive Plan, noting the changes from Chairman Jewell to staff. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

11-06 Electric Vehicle Infrastructure

DAN VALOFF, STAFF PLANNER reviewed the application relating to Electric Vehicle Infrastructure, adopting new regulations for electric vehicle charging stations, parking spaces, signs, etc. He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: TONY ARONICA testified in support of the proposal and said it would bring the County into compliance with State law. **CATHERINE CLERF** spoke in favor of electric vehicle infrastructure. She thanked the Board for getting it done and hoped it would eventually get distributed to

the agriculture equipment as well. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the Electric Vehicle Infrastructure application. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-07 KCC 14.08: Flood Damage Prevention

DAN VALOFF, STAFF PLANNER reviewed the application relating to Flood Damage Prevention/Amending provisions for flood hazard reduction to include standards for filling, grading and other development activities that may increase flood damage. He indicated the Planning Commission recommended approval with a 4-1 vote.

THOSE PRESENT & TESTIFYING: PAULA THOMPSON representing herself and the Kittitas County Conservation Coalition felt it was a good idea and supported the application. **CATHERINE CLERF** spoke in support of the item and applauded the County. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the Flood Damage Prevention application. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-08 KCC 15.04 SEPA

DAN VALOFF, STAFF PLANNER reviewed the application relating to Kittitas County Code Chapter 15.04: SEPA/Amendments for consistency with WAC 173-806 (Model Ordinance) and SEPA WAC's; clarify third-party EIS procedures; changer process so SEPA appeals are judicial. He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF felt the County needed to comply with State law, noting SEPA appeals are judicial and are expensive and should not be political. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the Flood Damage Prevention application. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-09 KCC 15A: Permit Application Process

DAN VALOFF, STAFF PLANNER reviewed the application relating to the Permit Application Process/Minor consistency and clarity amendments, including permit review efficiencies, mandating pre-application meetings for some types of applications (conditional use permits, shoreline permits, etc.). He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF felt it was an excellent idea and it would allow them to be better informed about what a project would entail. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the Permit Application Process/Minor consistency and clarity amendments, including permit review efficiencies, mandating pre-application meetings for some types of applications (conditional use permits, shoreline permits, etc.). **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-10 KCC 15B: Comprehensive Plan Amendments Process

DAN VALOFF, STAFF PLANNER reviewed the application for Comprehensive Plan Amendment Process/Establish submittal requirements, including SEPA environmental checklists. He indicated the Planning Commission recommended approval with a 5-0 vote.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the application relating to Kittitas County Chapter 15B, Comprehensive Plan Amendment Process/Establishing submittal requirements, including SEPA environmental checklists.

11-11 KCC 16: Administrative Segregations Process

DAN VALOFF, STAFF PLANNER reviewed the application for Administrative Segregation Process/Revising Sections of Kittitas County Chapter 16, to create a clear review process. He

indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CHRISTINA PROSZEC submitted a letter into the record on behalf of Phil Rigdon, Deputy Director of Natural Resources, opposing the proposals stating it should be completely eliminated. **CATHERINE CLERF** concurred with the Yakama Nation's comments and felt there was still too much room for abuse and it should be completely removed. **PAULA THOMPSON** felt Exempt Segregation should just go away. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER O'BRIEN moved to follow the Planning Commission recommendations, approving the application relating to the Administrative Segregation Process/Revising Sections of Kittitas County Code Chapter 16, creating a clear review process. **COMMISSIONER CRANKOVICH** seconded. **COMMISSIONER CRANKOVICH** agreed that Exempt Segregations should eventually go away. Motion carried 3-0.

11-12 KCC 16: Short Plat Amendment Process

DAN VALOFF, STAFF PLANNER reviewed the application relating to the Kittitas County Code Chapter 16, Short Plat Amendment Process/Revise Sections in Title 15A and add a new subsection to establish a simple process for amended recorded Short Plats. He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: PAULA THOMPSON questioned if adjacent property owners are notified with the proposed changes, such as removing easements, etc. **CATHERINE CLERF** felt there should be notification made to the neighbors and encouraged there be a process for those issues. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the application relating to the Short Plat Amendment Process/Revise Sections Title 15A and add a new subsection to establish a simple process for amending recorded Short Plats. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-13 Binding Site Plan

DAN VALOFF, STAFF PLANNER reviewed the application for a Binding Site Plan/Revising Sections of Title 16 to fix inconsistencies in the current process and to include line edits based on the Prosecutors office direction. He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF said she appreciated the clarity and the Prosecutors recommendation. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission's recommendation approving the Binding Site Plan/Revising Sections of Title 16. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-14 KCC 16: Fire Protection and Access for Subdivisions

DAN VALOFF, STAFF PLANNER reviewed the application for Fire Protection and Access for Subdivisions/Revising Sections to provide clarity for the County's ability to require a second access for fire protection (i.e., reference and coordinate with amendments to Fire Code and Road Standard updates). He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF felt it was the responsibility of the permitting agency to make sure the logical protocol is followed. **PAULA THOMPSON** felt the County was limiting their reasons for just fire, and that there could be floods and volcanic ash and the need for those important things as well. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations approving the Fire Protection and Access for Subdivisions. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-15 GPO 2.94C Establish Urban Reserve Policy

DAN VALOFF, STAFF PLANNER reviewed the application Establishing Urban Reserve Policy/New Comprehensive Plan policy test for "Urban Reserve". He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: PAULA THOMPSON said she read the draft and the structure of language was not correct and is not in proper English. **CATHERINE CLERF** felt it will solve future issues when trying to come into compliance. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER O'BRIEN moved to follow the Planning Commission recommendations approving Establishing an Urban Reserve Policy. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

11-16 KCC 17.13: Transfer of Development Rights

DAN VALOFF, STAFF PLANNER reviewed the application for a Transfer of Development Rights related to eligibility of sites, and for clarity amendments related to the Comprehensive Plan policy. He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: CATHERINE CLERF said it may be a tool for property owners that do not want to wait and go in reverse and unwind the rural sprawl. **ANNE WATANABE** wanted to make sure her comments were in the Planning Commission record. She supported the staff's recommendation, but opposed a portion of it. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION RELATING TO THE APPLICATION WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to follow the Planning Commission recommendations, approving the Transfer of Development Rights. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

11-17 Central Cascades Property Rezone

DAN VALOFF, STAFF PLANNER reviewed the application for Central Cascades Property Rezone/Amending a zoning map from Forest and Range to General Industrial to address inconsistency with the Comprehensive Plan following Ordinance 2007-38. He indicated the Planning Commission recommended approval with a 5-0 vote.

THOSE PRESENT & TESTIFYING: ANNE WATANABE said the zoning was consistent with the underlying land use and encouraged the Board to approve the request. **CATHERINE CLERF** encouraged the Board to correct the mapping as requested. **PAULA THOMPSON** questioned if it was in the Cle Elum or Roslyn UGA or Rural.

COMMISSIONER O'BRIEN moved to follow the Planning Commission recommendation and approve the Central Cascades Property Rezone, amending the zoning map from Forest and Range to General Industrial to address inconsistency with the Comprehensive Plan following Ordinance 2007-38. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

The meeting was adjourned at 11:30 p.m.

CLERK OF THE BOARD



Julie Kjorsvik

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Paul Jewell, Chairman