

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

MONDAY

6:00 P.M.

OCTOBER 29, 2012

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

Others: Julie Kjorsvik, Clerk of the Board; Doc Hansen, Planning Official; Neil Caulkins, Deputy Prosecutor; Jan Ollivier, Transportation Manager; Jeff Watson, Staff Planner; Christina Wollman, Planner II and 3 members of the public.

PUBLIC HEARING

ANNUAL COMP. PLAN AMENDMENTS

CDS

At 6:00 p.m. **CHAIRMAN CRANKOVICH** opened a Public Hearing to consider the 2012 Comprehensive Plan Amendments.

DOC HANSEN, PLANNING OFFICIAL reviewed the proposed items that had been placed on the 2012 docket for the Comprehensive Plan Amendments.

12.01 - JEFF & VALERIE CALAWAY

The proposed amendment is for a non-project rezone from Urban Residential to Highway Commercial and the property is located within the Ellensburg UGA at 2106 W. Dolarway, Ellensburg. The Planning Commission recommended approval of amendment.

THOSE PRESENT & TESTIFYING: MIKE SMITH, CITY OF ELLENSBURG COMMUNITY DEVELOPMENT DEPARTMENT reviewed a letter with comments and recommendations on behalf of the City of Ellensburg. He indicated the City Council had a consensus of recommending approval of the proposed land use designation. **THERE BEING NO OTHERS REQUESTING TO TESTIFY THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

12.02 - RON LARSON - BROTHER'S VENTURE LP

The proposed amendment was for an amendment to Kittitas County Code Chapter 17.58.050(2) Airport Overlay Zone. There had been a request made to place the proposed amendment on next year's docket due to the Washington State's Department of Transportation requesting to review the application prior to the County considering it. The Planning Commission recommended denial of the amendment.

APPROVED
11/20/2012

MR. LARSON, APPLICANT & REPRESENTING BROTHER'S VENTURE, LP read a letter into the record and voiced concerns he had with County staff who did not advise them of the procedures before submitting their application and requested the Board to allow them to either withdraw their request and have their fees either be refunded or applied to a future application. He indicated if they had been aware of the procedures filing their plan and regulations with the Aviation Division of the Department of Transportation, and public hearings, they would have waited to submit their application.

COMMISSIONER JEWELL felt after hearing the applicant's concerns with the process he would be in favor of pushing the item and fees forward to next year. **COMMISSIONER O'BRIEN** said he would also be in favor of allowing the applicant to withdraw the proposed amendment.

COMMISSIONER O'BRIEN moved to defer docket item 12.02 Ron Larson - Brother's Venture, LP until the 2013 Docket for the Annual Comprehensive Plan Amendments, as requested by the applicant, and to carry the fees forward as well. **COMMISSIONER JEWELL** seconded. Motion carried 3-0.

12.03 - HAZARD MITIGATION PLAN (HMP)

The proposed amendment was to adopt the Hazard Mitigation Plan by reference into the Comprehensive Plan.

CHRISTINA WOLLMAN, PLANNER II requested the Board adopt the Hazard Mitigation Plan by reference into the Comprehensive Plan, noting although it was not required she felt it would be beneficial to the County. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

12.04 - KCC 14.08 FLOOD DAMAGE PREVENTION

The proposed amendment was for consistency with both State and Federal requirements.

CHRISTINA WOLLMAN, PLANNER II said FEMA and the Department of Ecology recommended the proposed amendments as part of their Community Assistance Visit in September 2011, to ensure the County is correctly enforcing the National flood insurance program. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

12.05 - KCC 15.04 SEPA

DOC HANSEN, PLANNING OFFICIAL said the proposed amendments were related to SEPA and would bring consistency with the 2012 State Legislation (SSB 6406). The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

12.06 - KCC 15A.07

DOC HANSEN, PLANNING OFFICIAL reviewed the proposed amendment to replace a Closed Record with an Administrative process to reflecting changes to the Administrative Decisions process. The Planning Commission recommended approval of the amendment.

MR. CAULKINS said the proposed amendment was to clean-up the language and would not change the current appeal process.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC TESTIMONY PORTION OF THE HEARING WAS CLOSED.

12.07 - KCC 17.12 ZONING MAP

DOC HANSEN, PLANNING OFFICIAL explained the proposed amendments were to change the zoning map at the intersection of Pfenning Road and Vantage, from Limited Commercial to General Commercial to reflect existing uses, noting the property is located in the Urban Growth Area. The Planning Commission recommended approval.

MIKE SMITH, CITY OF ELLENSBURG, COMMUNITY DEVELOPMENT DEPARTMENT reviewed concerns with the proposed amendment and how the City had previously designated the area and the County adopted it later on. He felt if the Board were to approve the zoning as General Commercial, it would be inconsistent with the City's designation. COMMISSIONER JEWELL didn't feel the current facilities were big enough for big box retail and did not see any concerns. He said the GMA specifically requires consistency between adjacent jurisdictions' Comprehensive Plans and urged the Board to work with the City. THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

12.08 - KCC 17.61.010(11)(1) UTILITIES

DOC HANSEN, PLANNING OFFICIAL reviewed proposed amendments that would place a maximum output and design standards for minor alternative

energy facility for wind turbines. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

12.09 - COMP. PLAN; CAPITAL FACILITIES PLAN

JAN OLLIVIER, TRANSPORTATION MANAGER reviewed the proposed amendments which would update the Comprehensive Plan including the Capital Facilities Plan/Annual update to Chapter 5 Capital Facilities Plan. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

12.10 - KCC 15A & 17.60A & 17.96 PERMIT APPLICATION PROCESS

DOC HANSEN, PLANNING OFFICIAL reviewed the proposed amendment for the Permit Application Process for consistency, clarity and permit review efficiency, and would eliminate or reduce the Board of Adjustment review and decisions. He said a Hearing Examiner would expand the recommended conditions and those would be sent forward to the Board of County Commissioners for final action. The Planning Commission recommended approval.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

COMMISSIONER JEWELL noted he wanted to be sure the text and table matched to ensure it provided consistency.

BOARD DELIBERATION

12.01 - JEFF & VALERIE CALAWAY

COMMISSIONER JEWELL moved to approve Docket Item 12.01 - Jeff & Valerie Calaway's non-project rezone from Urban Residential to Highway Commercial at 2106 W. Dolarway, Ellensburg, WA as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

12.02 - RON LARSON - BROTHER'S VENTURE LP

CHAIRMAN CRANKOVICH noted the Board had already taken action on the issue previously in the hearing.

12.03 - HAZARD MITIGATION PLAN (HMP)

COMMISSIONER JEWELL moved to approve Docket Item 12.03 - Hazard Mitigation Plan, as presented, adopting the findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

12.04 - KCC 14.08 FLOOD DAMAGE PREVENTION

COMMISSIONER JEWELL moved to approve Docket Item 12.04 - KCC 14.08 Flood Damage Prevention, as presented, adopting the findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded.

COMMISSIONER JEWELL moved to amend the motion to incorporate the additional changes submitted by the Department of Ecology and staff. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

Main motion carried 3-0.

12.05 - KCC 15.04 SEPA

COMMISSIONER JEWELL moved to approve Docket Item 12.05 - KCC 15.04 SEPA, as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

12.06 - KCC 15A.07

COMMISSIONER JEWELL moved to approve Docket Item 12.06 - KCC 15A.07, as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

12.07 - KCC 17.12 ZONING MAP

CHAIRMAN CRANKOVICH noted the suggestion made by the City of Ellensburg staff to re-submit the item for next year's docket to allow the City and County to engage in further discussion with staff. **COMMISSIONER O'BRIEN** felt the County should do what best serves the citizens and what has been working. He noted how the business owners have not expressed a desire to annex into the City of Ellensburg.

COMMISSIONER O'BRIEN moved to approve Docket Item 12.07 - KCC 17.12 Zoning Map as presented, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER JEWELL** seconded. Motion carried 3-0.

12.08 - KCC 17.61.010(11) (1) UTILITIES

COMMISSIONER JEWELL moved to approve Docket Item 12.08 - KCC 17.61.010(11)(1), as presented and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

12.09 - COMP. PLAN; CAPITAL FACILITIES PLAN

COMMISSIONER JEWELL moved to approve Docket Item 12.09, Comp. Plan; Capital Facilities Plan, to include changes as suggested by staff, adopting findings of fact and instruct staff to prepare enabling documents. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

12.10 - KCC 15A & 17.60A & 17.96 PERMIT APPLICATION PROCESS

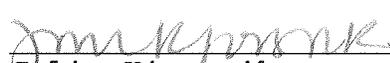
COMMISSIONER JEWELL moved to approve Docket Item 12.10 - KCC 15A & 17.60A & 17.96 Permit Application Process, as presented, adopting findings of fact and instruct staff to prepare enabling documents with changes as discussed relating to the Table. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

CHAIRMAN CRANKOVICH noted how he would be in favor of a Hearings Examiner reviewing the applications and the Board having the final decision which would make them have accountability. **COMMISSIONER JEWELL** agreed the decision making process would provide for accountability to those elected versus volunteer community members. The Board recognized the Board of Adjustment members and expressed their appreciation for their long term commitment which has been displayed. He explained how the decision was not a reflection on the volunteers but more an evolution of the County's needs and desires as well as having more of a modern process in place. **COMMISSIONER O'BRIEN** commented on the elected officials having accountability on decisions and how it can be difficult to find volunteers to make every meeting to ensure there is a quorum.

CHAIRMAN CRANKOVICH moved to continue the Public Hearing for enabling documents to November 20, 2012 at 10:00 a.m. in the Commissioners Auditorium, noting the record was closed. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

The meeting was adjourned at 7:48 p.m.

CLERK OF THE BOARD



Julie Kjorsvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Alan Crankovich, Chairman