

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

TUESDAY

2:00 P.M.

FEBRUARY 7, 2017

Board members present: Chairman Paul Jewell; Vice-Chairman Laura Osiadacz; and Commissioner Obie O'Brien.

Others: Julie Kjorsvik, Clerk of the Board; Lucas Huck, Engineer/Interim Co-Director Public Works Department; Kathy Jurgens, Finance Systems Manager/Interim Co-Director Public Works Department; Doc Hansen, Planning Official; Jeff Watson, Staff Planner; Tammy Burgess, Fiscal Analyst; Holly Myers, Environmental Health Supervisor; Mike Flory, Building Official and approximately 15 members of the public.

PUBLIC HEARING

WEBB SEPA & CUP APPEAL

CDS

At 2:00 p.m. **CHAIRMAN JEWELL** opened an appeal hearing continued from January 17, 2017 to consider the Webb SEPA and Conditional Use Permit.

SEPA APPEAL - MOTION TO DISMISS:

COMMISSIONER OSIADACZ explained why she felt why she would be in favor of granting the motion to dismiss based on standing. **CHAIRMAN JEWELL** reviewed why he would not be granting the motion to dismiss and felt there was clear evidence in Mr. Brownlee's letter including noise, traffic, safety, light and glare. **COMMISSIONER O'BRIEN** described the reasons why he believed Mr. Brownlee had standing in the SEPA appeal.

COMMISSIONER O'BRIEN moved to deny the motion to dismiss the SEPA appeal. **COMMISSIONER JEWELL** seconded. Motion carried 2-1 (**COMMISSIONER OSIADACZ** opposed the motion).

MOTION TO DISMISS THE CUP APPEAL:

COMMISSIONER O'BRIEN said he would be in favor of denying the motion to dismiss the CUP appeal. **COMMISSIONER OSIADACZ** explained how she felt the appeal letter didn't meet the criteria and would be in favor of granting the motion to dismiss. **COMMISSIONER JEWELL** reviewed information relating to why he believed it was necessary to grant the motion to dismiss the CUP Appeal. **COMMISSIONER OSIADACZ** moved to grant the motion to dismiss the appeal of the CUP. **COMMISSIONER JEWELL** seconded. Motion carried 2-1 (**COMMISSIONER O'BRIEN** opposed the motion).

APPROVED
12/4/18

SEPA APPEAL:

RICH BROWNLEE, APPELLANT expressed various concerns relating to the SEPA determination including the fence with no buffer for sight or sound and suggested installing a 6-8 feet screened fence; insulating the barn; keeping events inside the fenced areas; traffic control; different exits and entrances; setbacks; glare of vehicles as they come out of the property; and noise. He said he was also concerned with potential fires being caused by cigarettes. If parties were granted they should be controlled and have people off the premises by 10:30 p.m.

COMMISSIONER JEWELL explained how they could not implement additional conditions and how their decision has to look at the decision that was made on the Determination of Non-Significance and if was clearly erroneous. He said the issues had been brought up many times including to the Hearing Examiner. **MR. BROWNLEE** said he has lost privacy, sleep, and serenity because it's not contained. He didn't believe the County looked at the effects of his interest and therefore did not adequately address them in conditions.

JEFF WATSON, STAFF PLANNER said the SEPA issues were outlined in their brief and believed the appeal should be denied. He noted how one of the conditions of approval was how the activities shall cease at 10:30 p.m.

JEFF SLOTHOWER, ATTORNEY REPRESENTING THE WEBB'S explained how Kittitas County was charged with considering all potential impacts including reviewing information and comments dated back to 2012 which was for much more of an intensive use back then and it's now been scaled down to 8 events per year. He said the record demonstrated environmental factors and threshold determination of non-significance and under the law the only option for the Board was to deny the SEPA appeal.

COMMISSIONER O'BRIEN explained his reasoning behind why he was going to vote to deny the appeal including how there had been a list of conditions with a response from Staff were considered when granting a Determination of Non-Significance with no further conditions.

COMMISSIONER OSIADACZ believed the SEPA appeal should be denied based on the original SEPA application was given a Determination of Non-Significance, and at that time the property was to be used for a much larger scale. She felt the checklist was adequate because the impacts would be less than when it had originally been completed. She stated she would be in favor of denying the appeal. **COMMISSIONER JEWELL** said no new information had been provided by the appellant and was in support of denying the appeal.

COMMISSIONER OSIADACZ moved to deny the Webb SEPA appeal.

COMMISSIONER O'BRIEN seconded. Motion carried 3-0.

PUBLIC HEARING

AMEND COUNTY CODE - FEE LANGUAGE

CDS

At 2:57 p.m. **CHAIRMAN JEWELL** opened a Public Hearing to consider Amending Kittitas County Code Titles 2, 4, 12, 14, 15, 16 and 17 Fee Language.

LUCAS HUCK, ENGINEER provided a Staff Report relating to amending Kittitas County Code Title 2, 4, 12, 14, 15, 16 and 17 fees language. **DOC HANSEN, PLANNING OFFICIAL** suggested referencing the Shoreline Management Procedures as they are located in another section and contradictory to the program in order to eliminate any confusion.

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

ORDINANCE 2017-001

AMEND COUNTY CODE - FEE LANGUAGE

CDS

COMMISSIONER OSIADACZ moved to approve Ordinance No. 2017-001, Amending Title 2, Title 4, Title 12, Title 14, Title 15, Title 16 and Title 17 of the Kittitas County Code. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

PUBLIC HEARING

CDS FEE SCHEDULE

CDS

At 3:04 p.m. **CHAIRMAN JEWELL** opened a Public Hearing to adopt the 2017 Kittitas County Community Development Services Fee Schedule.

DAN CARLSON, CDS DIRECTOR provided a Staff Report on the proposed 2017 Community Development Services Fee Schedule. **MIKE FLORY, BUILDING OFFICIAL** clarified information on the proposed building permit fees.

THOSE PRESENT & TESTIFYING: ROXANNE BRADY, CENTRAL WASHINGTON HOMEBUILDERS ASSOCIATION said they were opposed to any rate or fee increase that would affect their membership doing business. She requested clarification on the figures used in the multiplier and to ensure planning expenses were not included in the fee schedule. She said they would like the County to consider the timing issue relating to builders and planning their jobs based on the 2016 fees. She suggested working in the fall prior to the year for any changes to the fees. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER OSIADACZ moved to continue the Public Hearing until after the next Public Hearing. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

The Board took a 10 minute recess at 3:30 p.m.

PUBLIC HEARING

PUBLIC WORKS FEE SCHEDULE

CDS

At 3:40 p.m. **CHAIRMAN JEWELL** opened a Public Hearing to consider Amending the 2012 Kittitas County Public Works Department Fee Schedule and to Adopt the 2017 Kittitas County Public Works Fee Schedule.

KATHY JURGENS, FINANCE SYSTEMS MANAGER/INTERIM CO-DIRECTOR PUBLIC WORKS DEPARTMENT provided a Staff Report and reviewed a proposed Fee Schedule for the Kittitas County Public Works Department. She indicated it was the first time their fees had been reviewed in several years. **LUCAS HUCK, ENGINEER** said they only received general inquiries from the public which related to how the fees were established and compounding. **DOC HANSEN, PLANNING OFFICIAL** and **MIKE FLORY, BUILDING OFFICIAL** provided information to the Board on questions relating to the proposed fee schedule.

COMMISSIONER JEWELL felt there was need for additional discussion on some of the proposed fees.

THOSE PRESENT & TESTIFYING: **STAN BLAZYNSKI** felt the public was not involved and is unaware of what is going on. He asked the Board to look at people who were being affected, tax payers, fees, etc. **THERE BEING NO OTHERS REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER JEWELL said he would like to delay making a decision for additional analysis relating to the stacking issue amongst other things.

COMMISSIONER O'BRIEN moved to continue the Public Hearing to February 21, 2018 at 2:00 p.m. for further deliberation.

COMMISSIONER OSIADACZ seconded. Motion carried 3-0.

PUBLIC HEARING

CDS FEE SCHEDULE

CDS

At 4:14 p.m. the Public Hearing was reconvened from earlier to consider adopting the 2017 Kittitas County Community Development Services Fee Schedule.

COMMISSIONER O'BRIEN moved to continue the Public Hearing to February 21, 2018 at 2:00 p.m. in the Commissioners Auditorium.

COMMISSIONER OSIADACZ seconded. Motion carried 3-0.

The meeting was adjourned at 4:15 p.m.

CLERK OF THE BOARD


Julie Kjorsvik

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Obie O'Brien, Vice-Chairman