

KITTITAS COUNTY PLANNING COMMISSION
2006 Comprehensive Plan Amendment and Update
Wednesday, September 27, 2006 - 6:30 PM – Commissioners Auditorium
MINUTES

I. Call to Order.

Chairman Black called the special meeting of the Planning Commission to order at 6:30 p.m.

Those present: Chairman David Black, Grant Clark, Don Williamson, Scott Perna, and Doug Harris.

Also present: Community Development Services Director Darryl Piercy, Assistant Director Alison Kimball, Staff Planners Joanna Valencia, Scott Turnbull and Patrick Butler, Clerk of the Board Susan Barret and approximately 25 people representing public and applicant interests.

Black stated that this evening's meeting will be for Planning Commission deliberation and decision only. He reviewed the Scope of Work as listed in resolution number 2005-148. He then read from a letter received by the Planning Commission. *"How are any of the proposed changes going to be considered, let alone adopted when there is no specific language before the Planning Commission during the deliberations? Is it fair or proper that the public has no ability to comment on such language prior to action by the Planning Commission assuming it may yet be drafted?"* Black stated this ought to be in the record and that he agreed that whatever is passed forward ought to be available to the community to discuss and comment upon.

II. Correspondence

Black read into the record the letter from the City of Ellensburg's Planning Commission. Attached hereto and incorporated herein is a copy of that letter. **Darryl Piercy** stated that the city and the county have jointly applied for grant from the Community Trade and Economic Development State Agency for joint planning within the Urban Growth Area boundaries. **Black** asked Piercy to draft a letter stating that the Planning Commission would be in favor of such a meeting.

III. Comprehensive Plan Updates

Black stated that the comprehensive plan updates will be addressed this evening chapter by chapter, with the exception of the RLAC recommendations, chapter 2 Land Use and chapter 8 Rural Lands which will be addressed tomorrow, Thursday, September 28.

Piercy stated that the written analysis of the Planning Commissions recommendation, both a clean version and a red line version, will be available to the public, tentatively, by Monday, October 2, 2006.

Karen Paulson, 3591 Tjossem Road, member of the RLAC and KC Farm Bureau asked to have these topics deliberated on today as she and other interested parties have a conflict with Thursday. **Black** denied the request.

A. Scope of Work 1-EVALUATION OF EXISTING UGAs and UGNs

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that there has not been any information from any of the cities. **Williamson** stated that this is an opportunity to make comments as to the classification and use LAMIRDS and to provide for resident input. **Piercy** stated there was specific recommendation from the staff addressing the need to make a determination of what the designation should be based on a process of sub area planning or community planning, work with local residents to establish what the logical outer boundaries should be, and to amend the county wide planning processes through the KCCOG. **Black** stated the UGN designation should be deleted from the Comprehensive Plan and that he feels the communities need to decide what their outer boundaries should be and that the county must set procedure to create sub area plans. **Piercy** reviewed the process and potential processes over designations, LAMIRDS, self contained communities, the public process and the incorporation of GPOs.

David Black moved to pass forward to the Board of County Commissioners the Urban Growth Nodes with a recommendation that the UGN designation be deleted from the Comprehensive Plan and the process for determining the proper design of each of the present UGNs should be started at the beginning of 2007 and that there is formation of a council. Don Williamson seconded and the motion carried with 5/0 a poll of the board.

B. AFFORDABLE HOUSING – Chapter 3

The Chair opened the hearing to Planning Commission deliberation and motion

Black reads staff recommended GPO 3.21 and GPO 3.22 into the record. **Clark** stated that he liked the accessory dwelling component but doesn't understand the need for the other. **Piercy** spoke to the idea of creating specific areas for things to occur, but the current way of thinking is to go back to traditional neighborhood with multiple uses to create more vibrant and diverse neighborhoods with affordable housing being an element within the plan. This is an opportunity to create this within the UGAs. An additional comment taken from testimony was to provide an incentive to developers to encourage them to include affordable housing elements. Clark extrapolated out the percentages and applied them to current mortgage standards and the viability; further discussion ensued on financing and higher density areas. The next GPO Black read into the record and questioned what, where or if there is affordable housing at the 75 percent level. Clark asked who will perform and pay for the survey and who will maintain the information. Harris asks if the reality community keeps track of affordable housing and questioned the projected population projection information. Piercy stated the population growth numbers originated with the state office of financial management and stated that there are a number of demographics that can come from this organization but what is lacking is the analysis. We can look to other local organizations

that have an interest in putting these pieces together but it requires organization and money. Perna stated that it is a great idea but the costs associated would be prohibitive. Black reads the GPO 3.21(a)-(f) discussion on each topic ensued. Black then summarized comments; Kittitas County shall support policies that increase and maintain availability; Kittitas County shall not undertake and maintain a survey; Kittitas County shall employ a variety of strategies to increase and maintain availability; Kittitas County shall not establish minimum affordable housing requirements; Kittitas County shall use density for new housing developments; Kittitas County shall use subsidies and grants; Kittitas County shall use non profit community housing land; Kittitas County shall not identify areas where affordable housing is most scarce.

David Black moved to pass forward Chapter 3 Housing Element as amended. Doug Harris seconded and the motion carried with a 5/0 poll.

C. TRANSPORTATION ELEMENT - Chapter 4

The Chair opened the hearing to Planning Commission deliberation and motion

Black stated that this portion was a complete rewrite by the Department of Public Works and asked if staff had any comments. **Piercy** stated they have reviewed and concurred with the recommendations and would like to encourage the inclusion of the RIDGE proposed GPO encouraging alternate transportation. **Williamson** commented on GPO 4.14 stating that it should not be a blanket requirement but should include language to the effect that it should fit the situation and suggests the words “may require” which would allow for mitigation and conditions to be applied to a development. **Harris** suggested all new development within city limits should be subject to the requirement. Black stated that staff must understand the commission intention and create appropriate wording to reflect this intent.

David Black moved to pass forward Chapter 4 Transportation Element as amended. Don Williamson seconded and the motion carried with a 5/0 poll.

D. UTILITIES ELEMENT - Chapter 6

The Chair opened the hearing to Planning Commission deliberation and motion

Black quoted the addition to the introduction 6.1 and questioned Piercy as to the maintenance of maps under the direction of CDS. Piercy stated that this refers to the, Geographical Informational System, GIS, and that it should be referred to as such. Black then addressed the wind farm resource overlays. Discussion ensued over limiting locations. Piercy stated that what the GPO is trying to achieve is to allow for a process to pre designate areas where wind farms are appropriate through the criteria of a major industrial development. This would not preclude the ability to do overlay zone any where in the county but creates two options to try to site wind farms. There was further discussion over specifics of this language and the stand on county versus state authority. Piercy then spoke to the addition of PSE and Fairpoint Communications to the document for update purposes.

David Black moved to pass forward Chapter 6 Utilities Element with additions and the GPO 6.35. Doug Harris seconded and the motion carried with a 5/0 poll.

E. CAPITAL FACILITIES PLAN - Chapter 5

The Chair opened the hearing to Planning Commission deliberation and motion

Black reviewed the recommendations and proposed amendments. **Williamson** spoke to county liability if the public is granted access to private property. **Black** suggested that what they are looking for is a cooperative effort between local governments and the county. He too is concerned about public access on private property. **Williamson** stated this could be addressed with proper language. **Black** addressed the amended GPO 5.29 future development. **Piercy** stated that the BOCC has identified their preference to use the SEPA process to identify appropriate mitigations and the change will be consistent under state law. **Black** reviewed the items remaining to be adopted. **Piercy** reviewed the rationale of adopting the capital facilities plan and stated that it is sufficient to just acknowledge that it will be adopted. Then Planning Commission then reviewed the rest of the proposed GPO amendments.

David Black moved to pass forward Chapter 5 Capital Facilities Plan with modifications. Grant Clark seconded and the motion carried with a 5/0 poll.

F. ECONOMIC DEVELOPMENT - Chapter X

Black stated the GPO'S 1-9 and Economic Strategies 1a-9c will be available by Monday, October 2, 2006 for public review and comment.

David Black moved to pass forward Chapter X - Economic Development Element. Grant Clark seconded and the motion carried with a 5/0 poll.

G. MANDATORY ELEMENTS- RECREATION AND PARKS

Black introduced the topic by stating that staff intends to use the county recreation plan/outdoor recreation inventory. **Piercy** stated that there are a couple of things that need to be included in this element. The inventory which was developed and adopted by the county, the other is the recognition of an established parks and recreation district in the upper county that was approved by a vote of the people. One of the GPOs that should be included is to seek cooperative effort when possible through land use regulations to provide assistance in creating facilities for the parks and recreation district. **Black** stated that staff will have the GPOs available by Monday for public review and comment.

David Black moved to pass forward the Recreation and Parks Mandatory Element. Doug Harris seconded and the motion carried with a 5/0 poll.

Black stated that there are two chapters remaining for deliberation and decision for Thursday and asked **Piercy** to speak to the upcoming expectations. **Piercy** stated that his hope is to have a complete draft of the Planning Commissions actions and recommendations for Monday, October 2, 2006 for public review and comment. The challenge in this is the Planning Commissions request for staff to do some interpretation and word smithing to reflect the intent of the Planning Commission. He would like to feel confident that they have indeed captured the intent of their collective thoughts by having

the Planning Commission review the draft before releasing it to the public and forwarding it on to the Board of County Commissioners. **Black** stated that the Planning Commission would prefer to have more time to review the document in full and suggested that they reassemble next Thursday, October 5, 2006 for an opportunity to discuss anything of question before acceptance of their recommendations.

This hearing is continued to Thursday, September 28, 2006 at 6:30 pm in the Hal Holmes Community Center. This meeting was adjourned at 9:30 pm.

Susan Barret, Planning Commission Clerk.