

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
PUBLIC HEARING**

**TUESDAY**

**4:00 P.M.**

**JANUARY 7, 2003**

Board members in attendance: Max Golladay, Perry Huston & Bruce Coe

Others: Julie Kjorsvik, Clerk of the Board; Paul Bennett, Public Works Director; John Wolpers, Environmental Health Director; David Taylor, Community Development Services Director; David Spurlock, Public Works Department; and approximately 10 members of the public.

**PUBLIC HEARING**

**ADD ROADS ONTO COUNTY SYSTEM**

**PUBLIC WORKS**

At approximately 4:07 p.m. Chairman Golladay opened the continued public hearing to consider adding Danko Road, Evergreen Valley Loop, White Pine Drive, Red Cedar Drive and Patrick's Park onto the Kittitas County Road Maintenance System.

**PAUL BENNETT, PUBLIC WORKS DIRECTOR**, stated that the request for Danko Road had been removed. He reviewed his Engineer's Report, and recommended adding Evergreen Valley Loop, White Pine Drive, Red Cedar Drive and Patrick's Park to the Kittitas County Maintenance System, subject to conditions outlined within his report. **COMMISSIONER HUSTON** asked why a public hearing was requested, with the conditions attached that had not been satisfied. He felt it should have been brought before the Board of Commissioners once all of the conditions had been met to the satisfaction of the Public Works Department.

**THOSE PRESENT & TESTIFYING: PAT DENEEN**, reviewed the progress on the roads and said conditions have been met, and he would be forwarding the necessary documentation onto the Public Works Department. **THERE BEING NO FURTHER TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**MOTION**

**ADD ROADS ONTO COUNTY SYSTEM**

**PUBLIC WORKS**

**COMMISSIONER HUSTON** moved to direct staff to prepare the necessary documents for the Board's consideration, once all conditions have been met. **COMMISSIONER COE** seconded. Motion carried 3-0.

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At approximately 4:32 p.m. **CHAIRMAN GOLLADAY** opened the public hearing to consider extending the building moratorium within the Ringler, Ridgway, Berry, Irwin and Haskell Short Plats.

**PAUL BENNETT, PUBLIC WORKS DIRECTOR** reviewed his Engineer's Report. He explained that the roadway construction bond for the Ridgway Short Plat was in default, and the bond for the Ringler, Irwin, Haskell and Berry Short Plats would be in default in February of 2003. He indicated there had been water delivery system pipes installed to serve lots within the Short Plats, without an inspection done to ensure compliance with applicable codes and easement requirements. He recommended to the Board of Commissioner's, that they grant an extension to the moratorium, for six-months from the initial enactment. **DAVID TAYLOR, COMMUNITY DEVELOPMENT SERVICES DIRECTOR** explained how there are several outstanding issues that need to be addressed, including proof of potable water, prior to issuing a Certificate of Occupancy. **JOHN WOLPERS, ENVIRONMENTAL HEALTH DIRECTOR** said he had recently talked with Dennis Ridgway, and explained to him the outstanding issues, and that the County had not received a completed Class B Water System packet from him. **MR. WOLPERS** said he is aware that there have been wells drilled, because there have been well logs submitted.

**THOSE PRESENT & TESTIFYING:** **TROY GREENFIELD**, representing the Wulf family, referenced a letter he sent to the Board of County Commissioners dated January 7, 2003. He explained that the Wulf's purchased Lot 2 in the Ringler Short Plat, and they have now constructed a home on their property, which is almost complete. He said they are burdened by a very costly construction loan, and it cannot be converted to a lower interest mortgage without a final inspection and the issuance of a Certificate of Occupancy. **ERIC WULF** explained that he had hired someone to conduct a private test on his water system, and it was found to have adequate water pressure. He said all four lots within the Short Plat have an individual well and pump house, and when they purchased their property the well was part of the purchase and sale agreement. **MARY BURKE**, expressed several concerns including the placement and wrong size of culverts; the need for a storm run-off proposal for the short plats; trespassing on the Burke's ditch and no access to their pumping station. She explained that water is a "utility" and the current placement of pipes, (which are extremely visible) go outside the short plats and trespasses through their ditch. She questioned that if all four wells were outside the short plats, and if they were all located within one trench? She said during the Short Plat hearings, the applicants only referenced one culvert and now there are four, with no agreements or easements having been requested and granted. She encouraged the Board to

review the mylars and conditions. **MR. WULF** said he knew where the water lines were and noted they all cross together at one place, which is in the Burke's ditch. **CHUCK YARBOUGH** said when he purchased the lot two-years ago, the realtor told him he would have no problem obtaining a building permit. According to information he received from the County Building department, the water and road issues were to have been resolved within six-months. He said there is a well with a two-inch water line on his property and would like to obtain a building permit to begin construction on a log home that he has purchased. **PAUL BENNETT** said the pipes were probably not located within the utility corridor, and there are several pipes that come down the hill crossing the Burke's ditch. He said the culvert that is currently used by the Wulf's, is located within the County right-of-way, and it had been put in without obtaining a permits, and that it needed to be removed immediately. **MR. WOLPERS** said the County would need to inspect and approve any water systems prior to issuing a Certificate of Occupancy. **THERE BEING NO FURTHER TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**COMMISSIONER HUSTON** moved to extend the building moratorium on the Ringler, Ridgway, Berry, Irwin and Haskell Short Plats, until May 12, 2003, only for those who have not previously obtained a building permit. **COMMISSIONER COE** seconded. Motion carried 3-0.

**COMMISSIONER HUSTON** explained the outstanding issues that needed to be resolved along with submitting the necessary paperwork prior to the County issuing a Certificate of Occupancy. Issues included obtaining all the necessary agreements to use right-of-ways, making sure the culverts were all legal, and that the paperwork and tests for potable water were completed. He reminded everyone that it is the Prosecutor and Sheriff's responsibility to enforce the RCW's, and the parties involved should call upon them to be sure the problems are dealt with relating to the access and culverts. **COMMISSIONER COE** felt the Wulf's had demonstrated a good faith effort.

**PAUL BENNETT** said he would address the four culverts located on the subject properties, and the bonding for the road construction, prior to approving a Certificate of Occupancy. **JOHN WOLPERS** said he understood the direction of the Board to ensure the proper covenants for a well were in place and the necessary easements and water use agreements are to be established, prior to approving a Certificate of Occupancy. **DAVID TAYLOR** verified that he would ensure that all conditions have been met and approved, prior to returning to the Board of County Commissioners for their final approval on a Certificate of Occupancy. He agreed to write down all the conditions so everyone involved would have a clear understanding as to what needs to be completed.

COMMISSIONER HUSTON moved to direct staff that no Certificate of Occupancy is to be issued without all of the conditions to have been met, and the Board of County Commissioners give their final approval. COMMISSIONER COE seconded. Motion carried 3-0.

Meeting adjourned at 6:40 p.m.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

  
Julie A. Kjorsvik

  
Max A. Golladay, Chairman