

**COMMISSIONERS' MINUTES
KITITAS COUNTY, WASHINGTON
AGENDA SESSION**

TUESDAY

2:00 P.M.

FEBRUARY 15, 2005

CALL TO ORDER

Chairman Huston called the meeting to order at 2:00 p.m.

Board members present: Chairman Perry D. Huston, Vice-Chairman David Bowen and Commissioner Alan Crankovich.

Others: Julie Kjorsvik, Clerk of the Board; Allison Kimball, CDS Assistant Director; Darryl Piercy, CDS Director; Terry Powers, Interim Facilities Maintenance Director; Marco Rains, CDS Staff Planner; Fred Slyfield, Sheriff's Department; Skip Mynar, Alcohol/Substance Abuse Program Coordinator; Paul Bennett, Public Works Director; Jan Sharar, CDS Staff Planner and approximately 15 members of the public.

INTRODUCTION OF NEW COUNTY EMPLOYEES - NONE

PROCLAMATIONS - NONE

AWARDS & RECOGNITIONS - NONE

APPROVAL OF AGENDA

Chairman Huston noted that Item B under the Consent Agenda had been removed at the request of the Human Resources Director, and Items H & I had been placed under Administrative Matters. Commissioner Bowen moved to approve the Agenda as amended. Commissioner Crankovich seconded. Motion carried 3-0.

CONSENT AGENDA

Items listed under the Consent Agenda were distributed to the Board of County Commissioners in advance for study and were enacted by one motion with separate discussion to the extent any items were removed from the Consent Agenda at the request of a Board member.

Commissioner Bowen moved to approve the Consent Agenda as amended. Commissioner Crankovich seconded. Motion carried 3-0.

ITEM H - REQUEST TO SET A HEARING TO CONSIDER AN ADMINISTRATIVE APPEAL OF THE ROSE MEADOWS NO. 1 & NO. 2 SHORT PLAT - ITEM PLACED UNDER ADMINISTRATIVE MATTERS

ITEM I - REQUEST TO SET A HEARING TO CONSIDER AN ADMINISTRATIVE APPEAL OF THE PINE GROVE NO. 1 & NO. 2 SHORT PLAT - ITEM PLACED UNDER ADMINISTRATIVE MATTERS

SET CLOSED RECORD MEETING RED MOUNTAIN VISTAS PLAT (P-04-09) CDS

Approve setting a closed record meeting to consider the Red Mountain Vistas Preliminary Plat (P-04-09), to be held on Tuesday March 1, 2005 at 2:00 p.m. in the Commissioners Auditorium, Room 109, County Courthouse.

SET CLOSED RECORD MEETING FOREST RIDGE PLAT (P-04-07) CDS

Approve setting a closed record meeting to consider the Forest Ridge Plat (P-04-07), to be held on Tuesday March 1, 2005 at 2:00 p.m. in the Commissioners Auditorium, Room 109, County Courthouse.

SET PUBLIC HEARING NO. 9 MINE ROAD PUBLIC WORKS

Approve to set a public hearing to consider terminating the utility easement on the vacated right-of-way of No. 9 Mine Road from MP 0.00 to MP 0.67 located in T20-R15E-SEC 20, to be held on Tuesday March 15, 2005 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, and to authorize the Clerk to publish said notice.

LETTER AIRPORT ADVISORY COMMITTEE VACANCIES PUBLIC WORKS

Approve and authorize the Chair to sign a letter relating to three openings on the Bowers Field Airport Advisory Committee (Airport Lessee, Board of Realtors, and Central Washington University representatives).

SET PUBLIC HEARING VIRGIL THOVSON-AIRPORT PROPERTY PUBLIC WORKS

Approve to set a public hearing to consider an Addendum to an Airport Property Lease (approximately 6868.00 square feet) at the Kittitas County Airport (Bowers Field) to be held on Tuesday March 15, 2005 at 4:00 p.m. in the Commissioners Auditorium, Room 109, County Courthouse, Ellensburg, and to authorize the Clerk to publish said notice.

SET PUBLIC HEARING IRRIGATION FRANSISE-WHITE ROAD PUBLIC WORKS

Approve to set a public hearing to consider granting a Non-Exclusive Irrigation Franchise on White Road (Cle Elum) near the Intersection of

White Road and Danko Road, to be held on Tuesday March 15, 2005 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, and to authorize the Clerk to publish said notice.

RESOLUTION 2005-26

2005 LEVIES

ASSESSOR

Approve Resolution No. 2005-26, approving the 2004-2005 Levies for Kittitas County in the total amount of \$3,066,814,972.00.

CORRESPONDENCE

Commissioner Bowen moved to approve and authorize the Board to sign a letter to Kittitas County Elementary School teachers, encouraging their students participation in a coloring contest in recognition of National County Government Week (April 10-16, 2005), noting the theme "Honoring County Heroes". Commissioner Crankovich seconded. Motion carried 3-0.

ADMINISTRATIVE MATTERS

APPEAL

ROSE MEADOWS & PINE GROVE SHORT PLATS

CDS

Darryl Piercy, Director of Community Development Services, requested that the Board defer the request to set a hearing to consider an administrative appeal of the Rose Meadows No. 1 & No. 2 Short Plats and the Pine Grove No. 1 & No. 2 Short Plats until a later date, to allow additional time for review and a final determination. Jeff Slothower, Attorney representing the appellants agreed with Mr. Piercy and asked to postpone consideration of setting the hearing dates.

Chairman Huston moved to postpone consideration of setting a hearing to consider an administrative appeal of the Rose Meadows No. 1 and No. 2 Short Plats and the Pine Grove No. 1 and No. 2 Short Plats, until Tuesday March 1, 2005 at 2:00 p.m. in the Commissioners Auditorium, Room 109, County Courthouse. Commissioner Bowen seconded. Motion carried 3-0.

SET A PUBLIC HEARING

SURPLUS RESIDENTIAL STRUCTURES

MAINTENANCE

Commissioner Bowen moved to set a public hearing to consider surplus the residential structures located at 1007 E. 8th and 1008 E. University Way in Ellensburg, owned by Kittitas County to be either demolished or sold at the discretion of the Board of County Commissioners, to be held on Tuesday March 8, 2005 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, and to authorize the Clerk to publish said notice. Commissioner Crankovich seconded. Motion carried 3-0.

SPECIAL MEETING COURTHOUSE/JUSTICE CENTER FACILITY PROSECUTOR

Commissioner Bowen moved to set a special meeting to meet with representatives from Lombard-Conrad Architects, PA, to consider additional work on a proposal to outline costs for conceptual drawings for the building of a Courthouse/Justice Center facility and a remodel of an existing jail, to be held on Wednesday February 16, 2005 at 3:30 p.m. in the Commissioners Auditorium, Room 109, County Courthouse. Commissioner Crankovich seconded. Motion carried 3-0.

CITIZEN COMMENTS ON NON-AGENDA ITEMS - NONE

BOARD DISCUSSION/DECISION ITEMS

AGREEMENT STAFFING ADDENDUM - MOUNTAINSTAR RESORT CDS

Commissioner Crankovich moved to approve a Staffing Agreement Addendum with MountainStar Resort (Suncadia, LLC), and Kittitas County for paying one half of the cost of a copy machine for the Kittitas County Commissioners office in the amount of \$5,650.00. Commissioner Bowen seconded. Motion carried 3-0.

AMENDMENT AMENDMENT #4 - DSHS SUBSTANCE ABUSE

Commissioner Bowen moved to approve and authorize the Chair to sign Amendment No. 4 to the Department of Social & Health Services, Division of Alcohol and Substance Abuse #0363-28173, in the amount of \$50,000.00 beginning January 1, 2005 through June 30, 2005.

EMERGENCY PLAN 2004 COMPREHENSIVE EMERGENCY MANAGEMENT SHERIFF

Fred Slyfield, Sheriff's Department, presented the Board with a copy of the 2004 Comprehensive Emergency Management Plan which had been signed and approved by the cities in Kittitas County.

Commissioner Bowen moved to approve the Kittitas County 2004 Comprehensive Emergency Management Plan, as presented. Commissioner Crankovich seconded. Motion carried 3-0. The Board thanked Mr. Slyfield for his work on the project.

CLOSED RECORD MEETING MARSHALL CLUSTER PLAT (P-04-08) CDS

Jan Sharar, CDS Staff Planner, reviewed the Marshall Cluster Preliminary Plat. She said the subject parcel was located off of the intersection of Number 81 Road and Vantage Highway and is zoned Commercial Agriculture. She said the application is allowable under the provisions

of KCC 17.65 (Cluster Subdivision) and after the Planning Commission held the open record hearing they recommended approving the request.

Commissioner Bowen moved to grant approval of the request and direct staff to prepare the enabling documents for March 1, 2005 at 2:00 p.m. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING

WIDMAN CONTRACT REZONE

CDS

Jan Sharar, CDS Staff Planner, reviewed the Widman Contract Rezone request. She said the property was located south of the Old Vantage Highway, north of the Grasslands Subdivisions and the John Wayne Trail, east of the City of Ellensburg Urban Growth Area. The site was presently zoned Urban Residential and was being requested for General Commercial. She reminded the Board that on February 1, 2005 the Board continued the closed record hearing to February 15th to allow the landowners to sign the Development Agreement required for approval of the rezone. She noted the Development Agreement had been signed by all parties.

Chairman Huston moved to approve and authorize signature on the Development Agreement for the Widman Contract Rezone request, and direct staff to prepare the enabling documents for March 1, 2005 at 2:00 p.m. Commissioner Bowen seconded. Motion carried 3-0.

MYLARS

WESTSIDE HEIGHTS PLAT (P-04-03)

CDS

Commissioner Bowen moved to approve and authorize the Chair to sign the final Mylars for the Westside Heights Plat (P-04-03). Commissioner Crankovich seconded. Motion carried 3-0.

MYLARS

OAK TREE ESTATES PLAT (P-03-07)

CDS

Darryl Piercy, Director of Community Development Services, reported on the status of the Oak Tree Estates Plat. He said the Carpine Plat and the abutting Oak Tree Estates Mylars show two different road dedications for the shared road to service the plats, and the Department of Public Works and the Community Development Services have previously advised the Board of County Commissioners and the owners/agents of the discrepancy in the road dedications. He recommended that if the parties cannot agree to recording easements for a private road over a period of 60 days the existing resolution requirements for a public dedicated right-of-way shall stand.

Chairman Huston moved to direct parties to bring the outstanding issue to a resolution within sixty (60) days, or the Board will take action to create a public right-of-way. Commissioner Bowen seconded. Motion carried 3-0.

POLICIES & PROCESS

PRELIMINARY PLAT APPROVAL

CDS

Darryl Piercy, Director of Community Development Services requested guidance regarding policies and process in which modifications are made to preliminary plat approval. He explained that there were numerous occasions when modifications were made by an applicant between the times a plat received preliminary approval from the Board of County Commissioners to the point in which the Plat is brought back to the Board for final plat approval. Often the changes affect the conditions that were specifically identified and approved by Resolution by the Board.

The Board agreed to hold a study session at a later date with interested parties to further discuss the issue.

POLICIES & PROCESS

SHORT PLATS

CDS

Darryl Piercy, Director of Community Development Services requested guidance regarding polices and process in which short plats are reviewed. He said they were seeking guidance on a number of issues related to the short plat process and consistency with the findings that must be made pursuant to RCW 58.17.110.

The Board agreed to hold a study session at a later date with any interested parties to further discuss the issue.

RESOLUTION 2005-15

MENTALLY ILL CITIZENS

PROSECUTOR

Commissioner Crankovich moved to approve Resolution No. 2005-15, Approving the Mental Health and Developmental Disabilities Advisory Board Criminal Justice and Social Agencies Encounters with Mentally Ill Citizens. Commissioner Bowen seconded. Motion carried 3-0.

POLICY GUIDELINE

DEVELOPMENTAL DISABILITIES ADVISORY BOARD

DEV. DIS.

Commissioner Bowen moved to acknowledge and support the 2005 Public Policy Guidelines as adopted by the Kittitas County Developmental Disabilities Advisory Board on December 7, 2004. Commissioner Crankovich seconded. Motion carried 3-0.

AGREEMENTS

BOWERS ROAD RIGHT-OF-WAY

PUBLIC WORKS

Commissioner Bowen moved to approve the Agreements and Quit Claim Deeds between Kittitas County and the Strand Family Limited Partnership for 2.18 acres in the amount of \$27,250.00, and Ron S. and Jacqueline M. Axtman for 2.36 acres in the amount of \$29,500.00 for the Bowers Road extension project. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2005-16 S. CLE ELUM RIVER BRIDGE PROJECT PUBLIC WORKS

Commissioner Crankovich moved to approve Resolution No. 2005-16, to authorize the Public Works Director to Call for Bids for the South Cle Elum River Bridge Rehabilitation project. Commissioner Bowen seconded. Motion carried 3-0.

RESOLUTION 2005-17 2005 DUMP TRUCKS PUBLIC WORKS

Commissioner Bowen moved to approve Resolution No. 2005-17, to Award the Bid to Furnish One (1) New 2005 Truck Cab & Chassis with Dump Body/Material Spreader/Plow Combination with a bid price of \$145,909.53 (including tax and options) and Four (4) 2005 Cab & Chassis Combination Sander/Dump Body/Pre-Wetting System & Plow with a bid price of \$152,611.24 each (including tax and options), and to authorize the Chair to sign contract documents. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2005-18 AWARD BID - 2005 ASPHALT MATERIALS PUBLIC WORKS

Commissioner Bowen moved to approve Resolution No. 2005-18, Awarding a Bid to Furnish 2005 Asphalt Materials to Superior Asphalt & Concrete for Schedule A, and to authorize the Public Works Director to sign the contract documents. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2005-19 AWARD BID-2005 LIQUID ASPHALT MATERIALS PUBLIC WORKS

Commissioner Crankovich moved to approve Resolution No. 2005-19, Awarding a Bid to Furnish 2005 Liquid Asphalt Materials to Koch Material Company for Schedules A and B and to Albina Asphalt for Schedule C, and to authorize the Public Works Director to sign the contract documents. Commissioner Bowen seconded. Motion carried 3-0.

RESOLUTION 2005-20 AWARD BID-MAINTENANCE ROCK PUBLIC WORKS

Commissioner Bowen moved to approve Resolution No. 2005-20, Awarding a Bid to Furnish 2005 Maintenance Rock Materials to Ellensburg Cement Products, and to authorize the Public Works Director to sign the contract documents. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2005-21 AWARD BID-CRACK SEALANT PUBLIC WORKS

Commissioner Crankovich moved to approve Resolution No. 2005-21, Awarding a Bid to Furnish 2005 Crack Sealant Materials to Arrow Construction Supply and to authorize the Public Works Director to sign

the contract documents. Commissioner Bowen seconded. Motion carried 3-0.

RESOLUTION 2005-22 AWARD BID - WEED SPRAY PUBLIC WORKS

Commissioner Bowen moved to approve Resolution No. 2005-22, Awarding a Bid to Furnish 2005 Weed Spray Materials to Helena Chemical Company and to Authorize the Public Works Director to sign contract documents. Commissioner Crankovich seconded. Motion carried 3-0.

CERTIFICATION FISH PASSAGE BARRIER REMOVAL COMMISSIONERS

Commissioner Bowen moved to approve and authorize the Chair to sign the Washington State County Road Administration Board's Certification of Road Fund Expenditures for Fish Passage Barrier Removal for the year 2004. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2005-23 COURTHOUSE ROOF REPAIR/REPLACEMENT PUBLIC WORKS

Commissioner Crankovich moved to approve Resolution No. 2005-23, authorizing the Director of Public Works to prepare and advertise an Instruction to Proponents for a Request for Proposals for Repair and Replacement of the Kittitas County Courthouse Roof. Commissioner Bowen seconded. Motion carried 3-0. The Board thanked Mr. Bennett for his assistance with the issue.

RESOLUTION 2005-24 2005 HOTEL/MOTAL TAX DISTRIBUTION COMMISSIONERS

Commissioner Bowen moved to approve Resolution No. 2005-24, Adopting the Distribution of the 2005 Hotel/Motel Tax Funds, in the total amount of \$40,000.00. Commissioner Crankovich seconded. Motion carried 3-0.

APPOINTMENT PLANNING COMMISSION COMMISSIONERS

There were three applicants for a vacancy on the Planning Commission. The three applicants (Mr. Mark McClain, Anthony Stahelski and Nancy Clarke) introduced themselves to the Board and were asked questions relating to their qualifications to serve on the Planning Commission. The Board thanked Mr. McClain, Mr. Stahelski and Ms. Clarke and said they would consider their applications and place the appointment on the March 1, 2005 Commissioner Agenda.

APPOINTMENT BOUNDARY REVIEW BOARD COMMISSIONERS

Commissioner Bowen moved to reappoint Fritz Glover to the Kittitas County Boundary Review Board, for a term effective immediately and expiring on February 1, 2009, as recommended by the Mayors of Cle Elum,

S. Cle Elum, Roslyn and Ellensburg. Commissioner Crankovich seconded. Motion carried 3-0.

REPORT YAKIMA BASIN JOINT BOARD-MID COLUMBIA STEELHEAD CDS

Darryl Piercy, Director of Community Development Services, provided information on the Middle Columbia Steelhead ESU Report. He said the comment period had been extended. The Board agreed to place the item on the Community Development Services regularly scheduled study session at 2:30 p.m. on February 22, 2005 for further discussion.

RESOLUTION 2005-25 SURPLUS PROPERTIES COMMISSIONERS

Commissioner Bowen moved to approve Resolution No. 2005-25, Surplusing 604 N. Water, 204 West 7th, 205 West 7th (Waits Motel), 601 N. Water (Harold's Motel) and 300 W. 7th (Regal Lodge) and to prepare a Request for Proposals for demolition of the improvements on the properties. Commissioner Crankovich seconded. Motion carried 3-0.

MISCELLANEOUS - NONE

EXECUTIVE SESSION - NONE

ADJOURNMENT

Commissioner Bowen moved to adjourn at 3:55 p.m. Commissioner Crankovich seconded. Motion carried 3-0.

Meeting adjourned at 3:55 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

Perry D. Huston, Chairman