

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
CITY OF CLE ELUM COUNCIL CHAMBERS  
PUBLIC HEARING**

**THURSDAY**

**6:00 P.M.**

**FEBRUARY 24, 2005**

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

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, CDS Director; and approximately 10 members of the public.

**PUBLIC HEARING**

**CREATION OF SEWER DISTRICT**

**CDS**

At approximately 6:00 p.m. **CHAIRMAN HUSTON** opened the public hearing to consider the formation of a sewer district.

**DARRYL PIERCY, DIRECTOR for COMMUNITY DEVELOPMENT SERVICES** gave an overview of the request received by Pat Deneen, Manager for Teanaway Ridge LLC and Mark Nelson, Utilities Coordinator for TerraDesign Works to form a Sewer District. He reviewed the requirements as well as concerns of forming a sewer district within rural densities.

**MARK NELSON, UTILITIES COORDINATOR for TERRADESIGN WORKS** recognized the correct Tax Parcel Numbers as #19-16-04020-0002 and #19-16-04050-0401 for the proposed Sewer District. **CLINT PERRY and MARK NELSON** representing TerraDesign Works gave a power-point presentation (Exhibit #1). They gave an overview of the new technology which uses membranes to filter contaminants from wastewater, which provides a safer, cleaner wastewater than a conventional sewer treatment or septic systems with little or no contamination to the soil or environment. They felt the benefit uses of Class A reclaimed water would be for the irrigation of crops, pasture, trees, landscape irrigation, fish hatchery basis, decorative fountains, dust control and fire fighting. They indicated that all reclaimed water facilities must meet State maintenance and testing requirements with operators certified by the State. As an additional precaution, the property owner would provide permanent reserve areas for on-site replacement drainfields. The property owner would also pay all costs of infrastructure and system development, and financial guarantees through bonding. Fees would be assessed to residences within the district to cover maintenance and operation. They also reviewed how the creation of a Sewer District meets the intent of the Growth Management Act.

**CHAIRMAN HUSTON** questioned the potential impacts with the solids. **MR. NELSON** explained there were individual septic tanks separated and they would be pumped out and taken to the landfill.

**THOSE PRESENT & TESTIFYING: MR. CRAIG RILEY, DEPARTMENT OF HEALTH, DIVISION OF DRINKING WATER** explained that their department was neutral of the specific project, and assured the Board that all safeguards would be in place as a requirement from the Department of Health. **CHAD BALA, TERRADESIGN WORKS** reviewed the statutes and consistency with the Growth Management Act. **JEFF SLOTHOWER, REPRESENTING THE LANDOWNER** explained how water is a scarce resource and the proposed technology allows for a creative way to reallocate the water. He felt there were significant environmental benefits. **JAMES BOYLE REPRESENTING THE CONCERNED CITIZENS OF UPPER COUNTY** felt the proposal sounded like a good idea, but questioned the zoning; where the package plant would be located on site; and what would happen to the excess water. **HAZEL MOORE** said her home looks down on the applicant's property and expressed concerns of what she would smell and what she would be looking at if the proposal was approved. **PAT DENEEN, MANAGER OF TEANAWAY RIDGE LLC** addressed the concerns raised and said the project would need to meet all standards prior to obtaining the necessary permits. He said they do not anticipate any excess water, and if there was any accumulation, it would be stored in a larger storage tank for summer use. He said if it was needed, they would request a transfer of water rights through the County's Water Conservancy Board. Their plans included planting vegetation and putting a fence up to border the property. He asked the Board to consider granting a conditional approval, as long as they had a favorable outcome from SEPA. **DIANE PERRY** felt the proposal was responsible planning. **MR. RILEY** said the permitting process would be the same as everything else, and that issues relating to scents would be part of the review. He said the Department of Ecology was experienced and all concerns would be addressed through the public process.

**CHAIRMAN HUSTON** asked if SEPA would be triggered on the creation of a Sewer District itself, and would be the lead. He indicated that smells were not tied to the process of forming a Sewer District, but rather it would be part of the SEPA process. He was unsure of what steps come first, permits or the formation of a Sewer District and indicated he needed a path for process researched from staff before he could take any action. **COMMISSIONER BOWEN** felt the applicant followed the correct RCW and contact the legislative authority, Department of Ecology, etc. **COMMISSIONER CRANKOVICH** said it appeared to be a good proposal, but research needed to be conducted prior to making a decision.

**MR. PIERCY** said he would need approximately 2 weeks to review and suggested continuing the hearing until March 14<sup>th</sup> at the Community Development Services regularly scheduled study session.

**CHAIRMAN HUSTON** moved to continue the public hearing until Monday March 14, 2005 at 2:30 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, record to remain closed with the exception of staff work product, noting a decision would not be made by the Board at that time. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

Meeting adjourned at 7:55 p.m.

**CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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**Julie A. Kjorsvik**

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**Perry D. Huston, Chairman**