

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

TUESDAY

4:00 P.M.

JANUARY 3, 2006

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

Others: Julie Kjorsvik, Clerk of the Board; Scott Bradshaw, Public Works Director; Jennifer Steward, Public Works Staff; Joanna Valencia, Community Development Services, Staff Planner; Darryl Piercy, Community Development Services Director; John Nixon, Public Works Staff; and two members of the public.

PUBLIC HEARING

QUARTZ MOUNTAIN DRIVE

PUBLIC WORKS

At approximately 4:00 p.m. **CHAIRMAN BOWEN** opened a public hearing to consider adopting approximately 1000' of additional road on Quartz Mountain Drive and 660' of Delta Street, both located within the Grasslands area, onto the Kittitas County Road Maintenance System.

SCOTT BRADSHAW, DIRECTOR OF PUBLIC WORKS reviewed an Engineer's Report. He said their office received a petition to add Delta Street and an additional 1000' of Quartz Mountain Drive onto the Kittitas County Maintenance System. After review of the request by the Public Works Department, per current Kittitas County Road design standards, he recommended the Board approve the request.

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

RESOLUTION 2006-03 DELTA STREET/QUARTZ MOUNTAIN DRIVE PUBLIC WORKS

Commissioner Crankovich moved to approve Resolution No. 2006-03, Adopting Delta Street and 1000' to Quartz Mountain Drive onto the Kittitas County Road System. Commissioner Huston seconded. Motion carried 3-0.

PUBLIC HEARING

NON-EXCLUSIVE IRRIGATION FRANCHISE

PUBLIC WORKS

At approximately 4:05 p.m. **CHAIRMAN BOWEN** opened the public hearing to consider a Non-Exclusive Irrigation Franchise with John and Marsha Smith on Umptanum Road.

SCOTT BRADSHAW, DIRECTOR OF PUBLIC WORKS reviewed a request from John and Marsha Smith for a Non-exclusive Irrigation Franchise. He said they were planning to change their irrigation delivery system to a closed gravity system, and the line would need to cross Umptanum Road in order to get to their field. He reviewed their proposal and noted there would be no irrigation structures located inside the county right-of-way. Mr. Bradshaw recommended the Board approve the Smith's request. **JOHN NIXON, PUBLIC WORKS STAFF** also recommended the Board's approval, stating the Smith's had not begun any work as of this date. **THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER CRANKOVICH moved to approve a Non-exclusive Irrigation Franchise with John R. and Marsha Smith, for Tax Parcel Number 17-18-15040-001. **COMMISSIONER HUSTON** seconded. Motion carried 3-0.

PUBLIC HEARING

SCHOLL REZONE MODIFICATION OF A PUD

CDS

At approximately 4:07 p.m. **CHAIRMAN BOWEN** opened the public hearing to consider modifying the Scholl Rezone (Z-85-04) of a Planned Unit Development, changing the original proposed planned commercial use to allow for mini-storages, per a request from Jack Morfield.

JOANNA VALENCIA, COMMUNITY DEVELOPMENT SERVICES STAFF PLANNER, gave a staff report and reviewed the history of the request from Jack Morfield. She said the original rezone request was approved back in 1985 from Forest & Range to Planned Unit Development, for the proposed use of a Real Estate Office and Log Home Show Place, on only the north half of Parcel Number 20-14-02013-0002. She said on July 8, 2004 a Conditional Use Permit was approved for the Rural-3 zone, for the southern portion of the property, for the placement of mini-storage units. The request from Jack Morfield was that the Planned Unit Development which had been approved for the northern half of the subject parcel, be modified to allow for placement of mini-storage units instead of the planned use of a Real Estate Office and Log Home Show Place. She submitted two letters of comment into the record **EXHIBIT 1 (letter from Bill Preston, P.E. Washington State Department of Transportation); EXHIBIT 2 (letter from Gwen Clear, Environmental Review Coordinator, Washington State Department of Ecology).**

THOSE PRESENT & TESTIFYING: JACK MORFIELD, owner of Lake Cle Elum Storage, which is currently, located on the south half of property. He explained that he was unaware of a difference between PUD's for a real estate office versus mini-storage units, or he would have applied for it previously. **COMMISSIONER CRANKOVICH** said there was a large amount of people that park in the area, and questioned where they would go now. **MR. MORFIELD** explained there would probably be a

lesser amount of parking needed, because once there are storage units available, people will have a place to store their trailers and snowmobiles inside the storage units. He claimed there was a real need for additional units. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER HUSTON questioned if there was a Conditional Use Permit hooked to Planned Unit Development that had been approved? **MS. VALENCIA** said it was only approved for the north half of property. There was a Conditional Use Permit for the southern portion of the property which was assumed that the Commercial Use could also be used for storage. After research was done and it was approved for a real estate office, the proposed modification was needed. **DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES** gave the Board of County Commissioners two options: they could take it back through process as a Conditional Use Permit, or they could just amend the existing PUD and replace the real estate office with mini-storage, but either was within Boards rights. If the Board approved the proposed use, they could prepare Ordinance approving a modification to the PUD.

COMMISSIONER CRANKOVICH moved to approve the request to modify the Planned Unit Development for the Scholl Rezone to allow for mini-storage units for the northern half of Parcel No. 20-14-02013-0002, and to direct staff to prepare enabling documents for Tuesday January 17, 2006 at 2:00 p.m. **COMMISSIONER HUSTON** seconded.

COMMISSIONER HUSTON questioned the Board's ability to amend an underlying zone (which is a PUD) without first going before the Planning Commission. **MR. PIERCY** said it was basically an agreement with the Board of County Commissioners, so he believes the Board's determination would be allowed. **COMMISSIONER HUSON** thought they may want to look at a different process in the future for modification requests for PUD's.

Motion carried 3-0.

COMMISSIONER HUSTON moved to continue the public hearing to Tuesday January 17, 2006 at 2:00 p.m. to consider enabling documents, noting the record is closed. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

Meeting adjourned at 4:25 p.m.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Julie A. Kjorsvik

David Bowen, Chairman