

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

TUESDAY

2:00 P.M.

MAY 2, 2006

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

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Joanna Valencia, CDS Staff Planner; Michelle Mathews, Building Inspector; Noah Goodrich, CDS Staff Planner; Scott Bradshaw, Director of Public Works; Judy Pless, Budget & Finance Manager; Kirk Eslinger, Human Resources Director; and approximately 12 members of the public.

INTRODUCTION OF NEW COUNTY EMPLOYEES

Darryl Piercy, Director of Community Development Services announced that Michelle Mathews was hired as their new Building Inspector and previously held the position as a Permit Technician in their department.

PROCLAMATIONS - NONE

AWARDS & RECOGNITIONS

Commissioner Crankovich moved to approve a Certificates of Recognition to Kirk Eslinger and Lisa Young for having completed the Insurance Institute of America's Introduction to Risk Management Course. Commissioner Huston seconded. Motion carried 3-0.

APPROVAL OF AGENDA

Chairman Bowen noted changes to the agenda including a letter to teachers whose children participated in the National County Government Week coloring contest; a request to set a public hearing to consider elected official salaries; a Proclamation for Older Americans Month; and Item P under Consent had been placed under Administrative Matters.

Commissioner Crankovich moved to approve the agenda as amended. Commissioner Huston 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

CONTRACT AMENDMENT

DEPARTMENT OF HEALTH

PUBLIC HEALTH

Acknowledge the Consolidated Contract Number C13037, Amendment No. 6, between the Washington State Department of Health and Kittitas County Public Health Department, in the amount of \$78,262.00, noting the total maximum amount is not to exceed \$804,953.00.

CONTRACT AMENDMENT

DEPARTMENT OF HEALTH

PUBLIC HEALTH

Acknowledge the Consolidated Contract #C13037, Amendment No. 7, between the Washington State Department of Health and Kittitas County Public Health Department, in the amount of \$37,169.00, noting the total maximum amount is not to exceed \$842,122.00.

CONTRACT

DEPARTMENT OF SOCIAL & HEALTH SERVICES

PUBLIC HEALTH

Acknowledge Contract #0663-89277 between the Kittitas County Public Health Department and the Department of Social & Health Services, Yakima, for Early Intervention Services, in the amount of \$3,883.00 for the period January 1, 2006 through June 30, 2006.

SET CLOSED RECORD MEETING

KENDRICK STATION PLAT (P-06-08)

CDS

Approve setting a Closed Record Meeting to be held Tuesday May 16, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider the Kendrick Station Plat (P-06-08), submitted by Pine Ridge Partners LLC, a plat subdivision of 8.02 acres into 8 lots ranging in size from .76 to 1.36 acres located north of Hwy 970 and east of Spanski Road, Cle Elum.

SET CLOSED RECORD HEARING

CHRISTEN REZONE (Z-05-31)

CDS

Approve setting a Closed Record Hearing to consider the Christen Rezone (Z-05-31) to be held on Tuesday May 16, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider the Christen Rezone (Z-05-31), submitted by Fred Christen, Michael Studer, James Landreth and Michael Collision, landowners, for a rezone change of 110.97 acres from Ag-20 to Ag-5, located south of Carroll Road and east of Prater Road, Ellensburg.

SET CLOSED RECORD HEARING

CLEARVIEW LAND REZONE (Z-05-32)

CDS

Approve setting a Closed Record Hearing to be held on Tuesday May 16, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider the Clearview Land LLC Rezone (Z-05-32), for a rezone change of 20 acres from Forest & Range to Rural-5, located north of Pasco Road and south of Westside Road, Cle Elum.

SET CLOSED RECORD MEETING

PILLAR PRELIMINARY PLAT (P-06-09)

CDS

Approve setting a Closed Record Meeting to be held on Tuesday May 16, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider the Pillar Preliminary Plat (P-06-09) submitted by Pillar Development LLC (Cruse & Associates, authorized agent), for a plat subdivision of 7.63 acres into one 3.00 acre lot and one 4.63 acre lot, which is a further subdivision of Lot 1B of the Hungry Junction Short Plat approved by CDS on July 5, 2005, located east of Reecer Creek Road and south of Hungry Junction Road.

SET PUBLIC HEARING TIMBER MOUNTAIN PLAT ALTERATION (P-06-05) CDS

Approve setting a public hearing to be held on Tuesday June 6, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider an application for the Timber Mountain Plat Alteration, submitted by William T. Trush, authorized agent for Timber Mountain Owners Association (TMOA), for an amendment to the face of the Plat in order to change the road use declaration form "dedicates to the use of the public" to "private roads", and to authorize the Clerk to publish said notice.

ACKNOWLEDGEMENT WASTE MANAGEMENT SUBCONTRACTORS SOLID WASTE

Approve and accept Waste Management's notification for Brian Gibson Trucking to be a Subcontractor.

SET PUBLIC HEARING INDIGENT VETERAN'S FINANCIAL ASSIST. MANUAL AUDITOR

Approve setting a public hearing to consider the adoption of a revised Kittitas County Indigent Veteran's Financial Assistance Manual, to be held on Tuesday May 16, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, and to authorize the Clerk to publish said notice.

**REQUEST TO SET A PUBLIC HEARING TO CONSIDER SURPLUS OF COUNTY ITEMS -
PLACED UNDER ADMINISTRATIVE MATTERS**

AGREEMENT CITY OF ELLENSBURG-ANIMAL SHELTER COMMISSIONERS

Approve and authorize the Chair to sign an Agreement between the City of Ellensburg and Kittitas County, to provide animal shelter services to the County and its residents, at a rate of \$42,448.00 for the year 2006 and \$43,297.00 for the year 2007, effective January 1, 2006 through December 31, 2007.

CORRESPONDENCE

Julie Kjorsvik, Clerk of the Board read a list of children who won a coloring contest sponsored by the Board of County Commissioner's office in honor of National County Government Week. 1st grade - Isabel Walter, Valley View Elementary; 2nd grade - Robert Free, Easton Elementary School; 3rd grade - Kendra Strahm, Easton Elementary School; 4th grade - Kimberly Miles, Kittitas Elementary School; 5th grade - Isis Sanchez, Kittitas Elementary School.

Commissioner Huston moved to approve and authorize the Board to sign a letter to teachers in the County whose children participated in a coloring contest sponsored by the Board of County Commissioners in honor of National County Government Week, thanking them for their participation. Commissioner Crankovich seconded. Motion carried 3-0.

ADMINISTRATIVE MATTERS

PROCLAMATION

OLDER AMERICANS MONTH

COMMISSIONERS

Richard Tate, representing the Kittitas County Aging & Long Term Care Advisory Board, stated that Kittitas County is home to more than approximately 6,102 citizens aged 60 years old or older. He requested the Board approve a Proclaiming May as Older American's Month. He indicated their advisory board was seeking more representation from the Upper County area.

Chairman Bowen read the Proclamation into the Record. Commissioner Huston moved to approve a Proclamation proclaiming May 2006 as Older American's Month. Commissioner Crankovich seconded. Motion carried 3-0.

SET PUBLIC HEARING

ELECTED OFFICIALS SALARIES

HUMAN RESOURCES

Commissioner Huston moved to set a public hearing to consider setting Elected Officials salaries for the terms beginning in 2007, to be held Tuesday May 16, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, and to authorize the Clerk to publish said notice. Commissioner Crankovich seconded. Motion carried 3-0.

SET PUBLIC HEARING

SURPLUS COUNTY EQUIPMENT

AUDITOR

Commissioner Huston moved to set a public hearing to consider a Resolution declaring surplus equipment, to be held Tuesday May 16, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, and to authorize the Clerk to publish said notice. Commissioner Crankovich seconded. Motion carried 3-0.

CITIZEN COMMENTS ON NON-AGENDA ITEMS - NONE

BOARD DISCUSSION & DECISION

RESOLUTION 2006-69 SUNCADIA PHASE 1-DIVISION 5 CDS

Darryl Piercy, Director of Community Development Services, presented information on the Suncadia Phase 1, Division 5 (P-06-10) Preliminary Plat. He said the proposed plat encompasses approximately 21 acre and will create 89 residential lots with additional tracts to be used for community and recreational open space. An open record hearing was held before the Planning Commission on April 11, 2006 and voted in favor of the proposed plat.

Commissioner Crankovich moved to approve Resolution No. 2006-69, relating to the Suncadia Master Planned Resort, Phase 1, Division 5, Preliminary Plat. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-70 WATER DISTRICT 5-CONSISTENCY REVIEW CDS

Commissioner Crankovich moved to approve Resolution No. 2006-70, acknowledging Kittitas County Water District 5 Small Water System Management Program is consistent with the Kittitas County Comprehensive Plan. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-71 JAYDEEKAY PLAT (P-05-40) CDS

Commissioner Crankovich moved to approve Resolution No. 2006-71, approving the Jaydeekay Preliminary Plat (P-05-40), for a subdivision of 14.06 acres into 12 lots ranging in size from 1 to 1.74 acres each, located south of Vantage Hwy and east of No. 6 road on Lone Star Lane, Ellensburg (Tax Parcel Number 17-19-06085-0001). Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-72 WILLIAMS PRELIMINARY PLAT (P-05-41) CDS

Commissioner Crankovich moved to approve Resolution NO. 2006-72, approving the Williams Preliminary Plat (P-05-41), for a subdivision of 38.71 acres into 8 lots ranging in size form 3 to 12.89 acres, located south of Hwy. 10 and east of Klocke Road on Klocke Road, Ellensburg (Tax Parcel Number 18-18-20030-0008). Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-73 TEMPLETON PLAT & MARCHETTI PLAT CDS

Commissioner Crankovich moved to approve a Resolution regarding the Preliminary Plat Approval for the Templeton Plat Alteration (P-05-13), a division of one 6.00 acre lot into two 3.00 acre lot zoned Rural-3,

submitted by Darren Buck (Tax Parcel Number 19-14-01056-0006) and the Marchetti Plat Alteration (P-05-14), a division of one 6.00 acre lot into two 3.00 acre lot, zoned Rural-3, submitted by Darren Buck (Tax Parcel Number 19-14-01056-0004), both located south of Stone Ridge Drive and Westside Road and north of Alpine View and Pasco Road on Stone Ridge Drive, Cle Elum. Commissioner Huston seconded. Motion carried 3-0.

ORDINANCE 2006-22

BULL REZONE (Z-05-29)

CDS

Commissioner Crankovich moved to approve Ordinance No. 2006-22, Approving the Bull Rezone (Z-05-29), a general rezone of approximately 190.52 acres from Commercial Agriculture to Residential, submitted by Tomas and Curtis Bull, located South of Kittitas Hwy and Mountain View Road, East of Bull Road (Tax Parcel Numbers 17-18-12010-0006, 0009, 0010 and 0011). Commissioner Huston seconded. Motion carried 3-0.

CLOSED RECORD MEETING

STEAMBOAT LLC (P-05-34)

CDS

Scott Turnbull, CDS Staff Planner, presented information on the Steamboat LLC Preliminary Plat (P-05-36), submitted by Encompass Engineering, authorized agent). He indicated the subdivision was for a total of 19.14 acres into five 3.01 acre lots and one 4.09 acre lot, located north of Red Bridge Road and east of Wiehl Road. The property is zoned Rural-3 and the Comprehensive Plan designation is Rural. The Planning Commission held a public hearing and recommended approval with a 4-2 decision. Mr. Turnbull noted they have received notification of a BPA permit.

Commissioner Huston felt the proposal had been thoroughly reviewed and the conditions set forth by the Planning Commission were relevant.

Commissioner Huston moved to approve the Steamboat LLC Preliminary Plat (P-05-34) and direct staff to prepare enabling documents for the Tuesday May 16, 2006, Commissioner Agenda at 2:00 p.m. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING

HOMESTEAD VIEW PLAT (P-06-07)

CDS

Joanna Valencia, CDS Staff Planner, presented information on the Homestead Preliminary Plat (P-06-07), submitted by Chris Cruse of Cruse & Associates, authorized agent for Cle Elum Homestead, LLC, landowner. She indicated the application was for a 6 lot plat on approximately 136.13 acres of land zoned Forest & Range-20 and the Comprehensive Plan designation is Rural, located north of the City of Cle Elum and Deer Creek Road, Cle Elum. The Planning Commission held a public hearing and recommended approval with a 4-0 decision.

Commissioner Huston said it was a large lot plan, and the conditions are

usually different from those that are smaller ones. He felt a thorough review had been conducted on the request.

Commissioner Huston moved to approve the Homestead View Preliminary Plat (P-06-07) and direct staff to prepare enabling documents for the Tuesday May 16, 2006, Commissioner Agenda at 2:00 p.m. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD HEARING

HMIC REZONE (Z-05-10)

CDS

Joanna Valencia, CDS Staff Planner, presented information on the HMIC Rezone (Z-05-10), submitted by Jeff Slothower, authorized agent for HMIC. She indicated the request was for a general zone change from Forest & Range to Range-20 to Rural-5 for approximately 290.00 acres. The location of the rezone is south of Alice Road and northeast of Forest Service Road 3350-114, Cle Elum. The Planning Commission held a public hearing and voted to forward no recommendation to the Board of County Commissioners with a 4-0 vote. She noted there had been an additional comment received after the Planning Commission's decision and therefore did not forward it to the Board of County Commissioners due to it not being considered by the Planning Commission during the hearing process.

Commissioner Huston moved to approve the HMIC Rezone (Z-05-1) request and direct staff to prepare enabling documents for the Tuesday May 16, 2006, Commissioner Agenda at 2:00 p.m. Chairman Bowen seconded.

Commissioner Huston felt the record was interesting. He indicated the designation in the Comprehensive Plan was Rural, which calls for a mix of densities of land use and compatible uses. He said the record indicates there was good discussion, but he did not agree with the Planning Commission's conclusions they arrived at and there was nothing in the record that signals a reason to deny the rezone request.

Commissioner Crankovich stated that although the rezone request does not actually create lots, he felt there was a blurred line due to the activities that have already occurred in the area, which in turn has raised some legitimate concerns. He said the roads that have already been put there have created an impact to the area with varying degrees. He could not support the motion, due to the activities that have already taken place and have impacted neighboring projects.

Commissioner Huston said if there was a blurred line because of activities within the area, and future activities are unknown at this time, they would need to approach all requests that way, and felt it could run afoul to a standard that would be almost impossible to defend. He felt there needs to be a clean, bright line between a general rezone request and any subsequent land division. There is a process for

impacts, and SEPA was conducted with no appeals issued.

Chairman Bowen said while he is sympathetic with Commissioner Crankovich's concerns he would support the motion. After reviewing the record and what is in code, there is no way to flip what's been historically done and still be able to defend the decision. He said although water issues were brought up, the rezone request does not mean there would eventually be buildable lots.

Motion carried 2-1 (Commissioner Crankovich opposed).

CLOSED RECORD HEARING EVERGREEN RIDGE PUD AMENDMENT REZONE CDS

Joanna Valencia, CDS Staff Planner, reviewed the Evergreen Ridge PUD Amendment Rezone (Z-05-33) request, submitted by TerraDesign Works, authorized agent for Teanaway Ridge LLC, landowners. The request is for a general rezone amendment to an existing Planned Unit Development (Evergreen PUD, File No. Z-01-10) of 73.13 acres and inclusion by general rezone of 17 acres currently zoned Rural-3 and General Industrial to Planned Unit Development (PUD). The request is located north of Highway 903 at milepost 8 on Highway 903, Ronald, Washington (Tax Parcel Numbers 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003). It is located within the Urban Residential designation of the Comprehensive Plan. The Planning Commission held a public hearing and forwarded a recommendation of approval with a 3-0 vote, with one member abstaining from voting. Ms. Valencia clarified for the Board once again, that the request was only for an additional 17 acres to the PUD.

Commissioner Huston moved to approve the Evergreen Ridge PUD Amendment and to direct staff to prepare enabling documents for the Tuesday May 16, 2006, Commissioner Agenda at 2:00 p.m. Commissioner Crankovich seconded. Motion carried 3-0.

MYLARS APPLE TREE PLAT (P-05-22) CDS

Staff requested that the Board table consideration of the Apple Tree Plat Final Mylars until bonding issues have been resolved.

Commissioner Huston moved to table the Final Mylars for the Apple Tree Plat (P-05-22), until the bonding issues have been resolved. Commissioner Crankovich seconded. Motion carried 3-0.

MYLARS PLAT OF BELL CREEK (P-05-15) CDS

Staff requested that the Board table consideration of the Plat of Bell Creek Final Mylars until such time that issues relating to easements have been resolved.

AGREEMENT**INTERAGENCY - WASHINGTON STATE PATROL****CDS**

Commissioner Crankovich moved to approve and authorize the Chair to sign Interagency Agreement No. C060952GSC with the Washington State Patrol for Fire Safety Review and Inspections, for the period March 1, 2006 through June 30, 2009 and Task Order Number 1 in the amount of \$990.00 for the period beginning March 1, 2006 through February 28, 2006. Commissioner Huston seconded. Motion carried 3-0.

PROJECT PROSPECTUS**VANTAGE HIGHWAY SAFETY CORRIDOR****PUBLIC WORKS**

Commissioner Crankovich moved to approve and authorize the Chair to sign the Washington State Department of Transportation, Local Agency Federal Aid Project Prospectus, for the Vantage Highway Safety Corridor Enhancement project. Commissioner Huston seconded. Motion carried 3-0.

AGREEMENT**SARGENT ENGINEERS, INC.****PUBLIC WORKS**

Commissioner Huston moved to approve and authorize the Chair to sign a Local Agency Standard Consultant Agreement with Sargent Engineers, Inc. for the Naneum/Charlton Bridge Replacement project, in the total amount of \$67,791.00 to be completed by December 31, 2008. Commissioner Crankovich seconded. Motion carried 3-0.

PERFORMANCE GUARANTY**SUNCADIA PHASE 1, DIVISION 4****PUBLIC WORKS**

Commissioner Crankovich moved to ratify the Chair's signature on the Performance Guaranty for Suncadia Phase 1, Division 4. Commissioner Huston seconded. Motion carried 3-0.

AGREEMENT**WSDOT - TITLE VI PROGRAM****PUBLIC WORKS**

Commissioner Crankovich moved to approve and authorize the Chair to sign a Non-Discrimination agreement with the Washington State Department of Transportation for local agency's under 100,000 population and Recipient Policy Statement. Commissioner Huston seconded. Motion carried 3-0.

LETTER**SUPPORT - CLE ELUM CITY HALL COMPLEX****COMMISSIONERS**

Commissioner Huston moved to approve and authorize the Board to sign a letter to Rodney Smoldon, Cle Elum District Ranger, supporting the efforts of the City of Cle Elum to purchase the USFS property of approximately 4.5 acres containing three residential units as a potential site for a new City Hall complex. Commissioner Crankovich seconded. Motion carried 3-0.

