

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

**TUESDAY**

**2:00 P.M.**

**MAY 15, 2007**

Board members present: Chairman Alan Crankovich; Vice-Chairman David Bowen & Commissioner Mark McClain.

Others: Mandy Robinson, Deputy Clerk of the Board; Darryl Piercy, Director of Community Development Services; Brandon Drexler, Public Works Director; Allison Kimball, Assistant Director of Community Development Services; Scott Turnbull, CDS Staff Planner; Joanna Valencia, CDS Staff Planner; Dan Valoff, CDS Staff Planner; Noah Goodrich, CDS Staff Planner; Neil Caulkins, Civil Deputy Prosecutor; Cathy Bambrick, Public Health Director; Kelly Carlson, DPW Administrative Assistant/Airport Manager; Doug D'Hondt, DPW Engineer; Jerry Pettit, County Auditor; Art Slobakken, Suncadia; and approximately 5 members of the public.

**CALL TO ORDER**

Chairman Crankovich called the meeting to order.

**PLEDGE OF ALLIEGANCE**

Chairman Crankovich led the Pledge of Allegiance.

**INTRODUCTION OF NEW COUNTY EMPLOYEES**

Allison Kimball, Assistant Director of Community Development Services, introduced Lisa Groenig as their new Permit Tech.

Jerry Pettit, Auditor introduced Karen Hamel as their new Accountant.

**PROCLAMATIONS - NONE**

**AWARDS & RECOGNITIONS**

**CERTIFICATE OF RECOGNITION- For Debra Sandvig postponed until June 5, 2007.**

Chairman Crankovich recognized Noah Goodrich, CDS Staff Planner for his service to the County after his receiving his recent resignation. The Board stated they were sorry to see him leave, and wished him luck.

Chairman Crankovich recognized Brandon Drexler, Director of Public Works and his department for the recent certificate of good practice awarded by the County Road Administration Board (CRAB). Chairman Crankovich and the Board were all appreciative of the quality of work being done in the department.

**APPROVAL OF AGENDA**

Chairman Crankovich noted that Item N,K,O,P from the Consent Agenda had been moved under Board Discussion and Decision, and items added under Administrative Matters.

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

**MINUTES**

<b>DATE</b>	<b>MEETING</b>	<b>RE:</b>
4-17-07	Regular Meeting	BOCC Agenda
4-17-07	Special Meeting	BOCC Public Hearing's
4-23-07	Regular Meeting	DPW Study Session
4-26-07	Bid Opening	Vantage HWY Guardrail Replacement
4-30-07	Regular Meeting	DPW Study Session
4-30-07	Regular Meeting	BOCC Department Head Minutes
4-30-07	Regular Meeting	BOCC Office Admin Meeting
5-1-07	Special Meeting	Executive Session
5-7-07	Regular Meeting	BOCC Office Admin Meeting

5-7-07	Special Meeting	Executive Session
5-7-07	Special Meeting	Executive Session
5-7-07	Regular Meeting	BOCC Department Head Minutes
5-8-07	Special Meeting	Executive Session
5-9-07	Special Meeting	Executive Session

**APPOINTMENT                      JERRY MARTENS- WATER CONSERVANCY BOARD                      COMMISSIONERS**

Approve the appointment of Jerry Martens to the Kittitas County Water Conservancy Board, for a six year term effective immediately and expiring on December 31, 2011, and to authorize the Chair to sign a letter of appointment.

**RESOLUTION 2007-59      RELOCATION OF CONST. OF PHASE 2 EBDA                      PUBLIC WORKS**

Approve Resolution No. 2007-59, to provide for the relocation of construction of phase 2 of the Ellensburg Business Development Group Business Park. The Ellensburg Development Group obtained approval for \$ 150,000 to be allocated to Phase 2 of the Ellensburg Business Development Authority Business Park located on Airport Rd and Bowers Rd under the Distressed County Sales and Use Tax last year; and The Ellensburg Development Group wishes to move the \$ 150,000 grant received last year for the second phase of the Business Park and transfer the grant to constructing a 50,000 square foot building a block west of the airport business park.

**AMENDMENT 2    KITTITAS COUNTY/DSHS-DDD    MD/DD**

Approve and authorize the Chair to sign Amendment No. two Agreement No. Contract Number 0563-81087 Kittitas County/DSHS-DDD 2005-2007 Contract, Amendment #2 between the State of Washington, Department of Social and Health Services, Division of Developmental Disabilities.

**AMENDMENT 2    KITTITAS COUNTY/DSHS-ELMVIEW    MH/DD**

Approve and authorize the Chair to sign Amendment No. two Agreement No. Contract Number 0563-81087 Kittitas County/Elmview 2005-2007 Contract, Amendment #2 between the State of Washington, Department of Social and Health Services, and Elmview.

**AMENDMENT 1    WASHINGTON STATE DEPT OF HEALTH    PUBLIC HEALTH**

Approve and authorize the Chair to sign Consolidated Contract Amendment



Approve setting a hearing to consider an appeal of the administrative decision of denial made by the Director of Public Works, for a Variance request from David Berry, to be held on Wednesday June 6, 2007, 10:00 a.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse 205 W. 5<sup>th</sup>, Ellensburg, WA 98926 and to authorize the Clerk to publish said notice.

**RESOLUTION 2007-55                      ANNIS PRELIMINARY PLAT                      CDS**

Approve Resolution No. 2007-55, granting preliminary approval to the Annis Preliminary Plat (P-06-40), the division of 6.21 acres into one 3.20 acre lot and one 3.01 acre lot, tax parcel number 18-20-32052-0006. Located North of Morgan Creek Road and East of Lake Cle Elum, Ronald, WA 98940, located in section 09, T. 21 N. R. 14E., W.M., in Kittitas County.

**RESOLUTION 2007-56                      KENZIE CORNER PLAT                      CDS**

Approve Resolution No. 2007-56, granting preliminary approval to the Kenzie Corner Preliminary Plat (P-06-39), the division of 6.83 acres into six lots, tax parcel number 20-15-25057-0004, located North of Airport Road and east of third Avenue, Cle Elum, WA 98922, located in Section 25, T. 20N. R 15E., W.M., in Kittitas County.

**RESOLUTION 2007-57    STORKSON PERFORMANCE BASED CLUSTER PLAT    CDS**

Approve Resolution No. 2007-57, granting Preliminary approval to the Storkson Performance Based Cluster Plat (P-06-55), the division of one parcel totaling approximately 63.78 acres into a total of five (5) lots submitted by Ian Elliot, authorized agent for Darrel J. Storkson, landowner pursuant to KCC 16.09. Parcel Number 17-17-02000-0018, located west of Weaver Road and northwest of High Ranch Road, Ellensburg, WA 98926 located in Section 35, T.18N. R.17E & Section 2,T.17N. R.17E., W.M., in Kittitas County.

**SET CLOSED RECORD MEETING                      WESTERN INVESTMENT GROUP LLC                      CDS**

Approve setting a Closed Record Meeting for the Western Investment Group LLC Preliminary Plat (P-06-47), an application for a 6-lot Preliminary Plat pursuant to Kittitas County Code 16.12 on approximately 20 acres of land that is zoned Rural 3. The plat consists of 6 lots ranging in size from 3.0 to 4.25 acres, located in the vicinity of Lake Cle Elum north of Ronald off Salmon La Sac Road, Ronald, WA 98940 within the southwest quarter of section 16, T.21N. R.14E., W.M., in Kittitas County, to be held on June 5<sup>th</sup> 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington.

**SET CLOSED RECORD MEETING                      KOLTON PRELIMINARY PLAT                      CDS**

Approve setting a Closed Record Meeting for the Kolton Preliminary Plat (P-06-48), an application for a 3-lot preliminary plat pursuant to Kittitas County Code 16.12 on approximately 3.10 acres of land that is zoned suburban. The Plat consists of 3 lots ranging in size from 1.0 to 1.10 acres. The subject property is located east of the City of Ellensburg in the vicinity of 2118 Judge Ronald Road, Ellensburg, WA 98926 within the southwest quarter of Section 31, T. 18N. R. 19E., W.M., in Kittitas County, to be held on June 5, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington.

**SET CLOSED RECORD MEETING                      GAUB PRELIMINARY PLAT                      CDS**

Approve setting a Closed Record Meeting for the Gaub Preliminary Plat (P-06-46), an application for a 5-lot plat on 16.31 acres of land that is zoned Ag-3. The subject property is located south of SR 970 and east of Hidden Valley Road, Cle Elum, WA 98922, located in Section 32, T. 20N. R. 17E, W.M., in Kittitas County, to be held June 5, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington.

**SET CLOSED RECORD MEETING                      DANTZLER II REZONE                      CDS**

Approve setting a Closed Record Hearing to consider the Dantzler II Rezone (Z-06-51), an application for a zone change from Agriculture-20 to Rural-3 of approximately 11.79 acres located north of SR-970 and south of Red Bridge Road, Cle Elum, WA 98922, within a portion of Section 26, T.20N., R.16E., W.M. in Kittitas County, to be held on June 5, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington.

**CORRESPONDENCE - NONE**

**ADMINISTRATIVE MATTERS**

**SET PUBLIC HEARING                      ADOPTION OF 2006 INTERNATIONAL CODES                      CDS**

Commissioner Bowen moved to approve setting a Public Hearing to consider the adoption of the 2006 International Codes, to be held on Tuesday June 5, 2007 at 4:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington, and to authorize the Clerk to publish said notice. Commissioner McClain seconded. Motion carried 3-0.

**AGREEMENT                      ADO AFFIRMATION/DESIGNATION FORM                      COMMISSIONERS**

Commissioner McClain moved to approve and authorize the Chair signature on an agreement with the Department of Community Trade and Economic



Darryl Piercy, Director of Community Development Services requested to table the discussion until the final agreements had been made in order to provide a complete Resolution regarding Hospital District #2 and Suncadia. Commissioner Bowen moved to table the discussion to a later Agenda date when a complete Resolution could be presented after the final agreements had been made. Commissioner McClain seconded Motion carried 3-0.

**PUBLIC HEARING****SPEED ZONE UMPATANUM ROAD****PUBLIC WORKS**

Jan Olliver, Engineer Manager for Public Works, reviewed a staff report for the continued Public Hearing to consider the enabling documents for reducing the speed zone on Umpatnum Road. Jan reviewed the background of the request stating that Kittitas County had received a request to reduce the speed limit from 50 mph to 35 mph on the portion of Umptanum Road, from Ellensburg City Limits to Manastash Road, located in Section 10, Township 17 North, and Range 18 East. A Public Hearing was held on April 13, 2007 and Continued to May 1, 2007, when related testimony was taken and the issue deliberated. The Board continued the Hearing to May 15, 2007 for staff to present an ordinance that reduces the speed zone to 35 mph on Umptanum Road from Mile Post 0.24 at the Ellensburg City Limits to Mile Post 0.75 at the west side of the 1-90 overpass, 1203 Umptanum Road.

Commissioner McClain moved to approve Board signature on Ordinance 2007-15, to reduce the speed zone to 35 mph on Umptanum Road from mile post 0.24 to Mile Post 0.75. Commissioner Bowen seconded. Motion carried 3-0.

**RESOLUTION 2007-50****AIRPORT MASTER PLAN****CDS**

Darryl Piercy, Director of Community Development Services presented an amended Resolution.

Darryl Piercy, Director of Community Development Services reviewed a staff report, for the consideration of a Resolution to acknowledge the adoption of the Airport Master Plan for Bowers Field including the overlay zoning designations and uses. Commissioner Bowen moved to approve Resolution 2007-50, approving the adoption of the Airport Master Plan for Bowers Field including the overlay zoning designations and uses. Commissioner McClain seconded.

Commissioner Bowen moved to amend the proposed Resolution by substitution with the new document provided by Director Piercy. Commissioner McClain seconded. Motion carried 3-0.

Motion on Resolution 2007-50 approved 3-0.

Allison Kimball, Assistant Director of Community Development Services reviewed a staff report, to conduct a continued Closed Record Meeting to consider the Planning Commissions recommendations for preliminary approval of the Suncadia Phase 1, Division 9 Plat (P-06-45).

Commissioner Bowen moved for preliminary approval of the Suncadia Phase 1, Division 9 Plat (P-06-45), and directed staff to prepare enabling documents for June 5<sup>th</sup>, 2007 at 2:00 p.m. in the Commissioners Auditorium Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington. Commissioner McClain seconded. Motion carried 3-0.

**CLOSED RECORD HEARING****LEWIS, OLIVA, DAVIDSON REZONE****CDS**

Noah Goodrich, CDS Staff Planner reviewed a staff report on the Lewis, Oliva, Davidson Rezone (Z-06-58) and recommended that the Board of County Commissioners continue consideration of the enabling documents of the Lewis, Oliva, Davidson Rezone (Z-06-58) to June 5, 2007 at 2:00 p.m. in the Commissioners Auditorium Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington, to facilitate review by the prosecutors office. Commissioner Bowen moved to continue the hearing for consideration of enabling documents to allow time for a complete review by the prosecutor's office. Commissioner McClain seconded. Motion carried 3-0.

**CLOSED RECORD HEARING****MILLER/SFERRA REZONE (Z-06-28)****CDS**

Joanna Valencia, CDS Staff Planner reviewed a staff report on the Miller/Sferra Rezone (Z-06-28). Suncadia LLC, authorized agent for Forrest Miller and Linda Sferra, landowners has submitted an application for a general rezone from Forest and Range and Ruaral-3 to Master Planned Resort for approximately 127.44 acres, located south of Horvatt Road and is bisected by Nelson Dairy Road and 1390 Nelson Dairy Road, Roslyn, WA 98941 in Section 18, T20N., R15E., W.M. in Kittitas County. Parcel numbers 20-15-18040-0013, 20-15-18040-0003, 20-15-18030-0001, 20-15-18030-0007, and 20-15-18030-0006. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Master Planned Resort and the current zoning is Forest and Range and Rural-3. The Planning Commission passed a motion by a vote of 5-0 (one member absent, one vacant seat) to forward a recommendation of approval for the Miller/Sferra Rezone and directed staff to prepare findings of fact for the April 24, 2007 Planning Commission meeting.

Commissioner Bowen moved to approve the Miller/Sferra Rezone (Z-06-28) and direct staff to prepare enabling documents. Commissioner McClain seconded. Motion carried 3-0.

Joanna Valencia, CDS Staff Planner reviewed a staff report on the Sukert Rezone (Z-06-29). Robert Sukert, authorized agent for REJF LLC, landowner has submitted an application for a general rezone from Suburban to General Commercial for approximately 1.01 acres, located north of Carek Road, east of Bullfrog Road, west of Shaft Street, and south of No. 245 Road at 81 Carek Road, Roslyn, WA 98941 in section 21, T20N., R15E., W.M. in Kittitas County. Parcel number 20-15-21030-0031. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Commercial and the current zoning is Suburban. The Planning Commission passed a motion by a vote of 5-0 (one member absent, one vacant seat) to forward a recommendation of approval for the Sukert Rezone and directed staff to prepare findings of fact for the April 24, 2007 Planning Commission meeting.

Commissioner Bowen moved to approve the Sukert Rezone (Z-06-29) and direct staff to prepare enabling documents. Commissioner McClain seconded. Motion carried 3-0.

**FINAL MYLARS****CLE ELUM RIVER TRAILS PUD DIVISION NO. III. CDS**

Commissioner Bowen moved to approve and authorize the Chair to sign the Final Mylars for Cle Elum River Trails PUD Division No.III. The approved rezone consists of 75 single family residences with an associated 12.58 acre park area. Location Northwest of Roslyn, WA, south of SR 903 off of Tamarack Road, Ronald, WA within section 12, T. 20N. R.14E, W.M., in Kittitas County. (Tax Parcel number 20-14-12030-0001). Commissioner McClain seconded. Motion carried 3-0.

**RURAL ARTERIAL PROGRAM****NELSON SIDING/WESTSIDE ROAD****PUBLIC WORKS**

Brandon Drexler, Director of Public Works reviewed a staff report and recommended that the County Commissioners approve the Rural Arterial Program Project Agreement for the Construction Proposals for Nelson Siding Road and Westside Road from Milepost 1.98 to Milepost 5.81. Brandon stated the County Road Administration Board (CRAB) provides state funding for road improvements on a bi-annual basis. The 2007-2009 project applications were awarded by the County Road Administration Board on April 19, 2007. The Nelson Siding Road received the remaining RATA funds needed to construct this 3R (rehabilitation funds rather than reconstruction funds) project. This project was selected and awarded \$ 1,300,000.00 during the 2005-2007 biennium. It has received the remaining \$ 1,200,000.00 needed to fully fund this project during the 2007-2009 biennium, for a total of allocation of allocation of \$ 2,500,000.00 in RATA funds.



Scott Turnbull, CDS Staff Planner presented an amended Resolution denying the Minor rezone (Z-06-40).

Scott Turnbull, CDS Staff Planner reviewed a staff report denying the Minor Rezone (Z-06-40). Pat Minor, landowner submitted an application for a general zone change from Agricultural-20 to Rural-5 for approximately 99.07 acres. Location east of Look Rd., south of Alford Rd., and west of Wilson Creek Rd., Ellensburg, WA 98926, within portions of SE ¼, Section 7 and SW ¼, Section 8, of T.18N., R18E., W.M., Kittitas County, WA. The rezone applies to tax parcel numbers 18-19-08030-0028, 18-19-07052-0003, 0002, 0001. The Kittitas County Comprehensive Plan's Land Use Element designates the Subject property as rural and the current zoning is AG-020. The Planning Commission passed a motion by a vote of 6-0 (one member absent) to forward a recommendation of denial for the Minor Rezone and directed staff to prepare findings of fact for the February 27, 2007 Planning Commission Meeting. The Planning Commission had issues with the health, safety and welfare regarding access issues. The Planning Commission also found that the applicant failed to provide proof for the need of Ag-3 Zoning in the area.

Commissioner McClain moved for Board signature on a Resolution denying the Minor Rezone (Z-06-40). Commissioner Crankovich seconded.

Commissioner McClain moved to amend the proposed Resolution by substitution with the new document provided by staff. Commissioner Crankovich seconded. Motion Carried 2-1. (Commissioner Bowen-opposed).

Motion on Resolution 2007-51 approved 2-1. (Commissioner Bowen-opposed).

**RESOLUTION 2007-52**

**SIERRA GROUP HOLDINGS REZONE**

**CDS**

Scott Turnbull, CDS Staff Planner presented an amended resolution denying the Sierra Group Holdings Rezone (Z-06-39).

Scott Turnbull, CDS Staff Planner reviewed a staff report denying the Sierra Group Holdings Rezone (Z-06-39). Sierra Group Holdings, LLC and Collins Investments, LLC, landowners, has submitted an application for a zone change from Forest & Range to Rural-3 of approximately 60.00 acres. Location east of SR-903 and north of Mountain Ridge Dr, Roslyn, WA 98941, within a portion of Section 8, T.20N., R.15E., W.M. in Kittitas County. Tax Parcel number 20-15-08000-0002 & 0003. The Kittitas County Comprehensive Plan's Land use element designates the subject property as rural and the current zoning is Forest and Range. The Planning Commission passed a motion by a vote of 6-0 (one member absent) to forward a recommendation of denial for the Sierra Group Holdings Rezone and directed staff to prepare findings of fact for the February 27, 2007 Planning Commission Meeting. The Planning Commission had issues with the

steep slope accessing the property and the location of the rezone relative to the historic City of Roslyn's urban forest. Commissioner McClain moved for Board signature on a Resolution No. 2007-52, denying the Sierra Group Holdings Rezone (Z-06-39). Commissioner Bowen seconded.

Commissioner McClain moved to amend the proposed Resolution by substitution with the new document provided by staff. Commissioner Bowen seconded. Motion carried 3-0.

Motion on Resolution 2007-52 approved 3-0.

**RESOLUTION 2007-53**

**MANNA FUNDING REZONE (Z-06-46)**

**CDS**

Scott Turnbull, CDS Staff Planner presented an amended resolution denying the Manna Funding Rezone (Z-06-46).

Scott Turnbull, CDS Staff Planner reviewed a staff report denying the Manna Funding Rezone (Z-06-46). Manna Funding, LLC, Wild Horse Ranch, LLC, Peregrine Skies, LLC, Premier Property and Development Group, LLC and Wild Rivers Crossing, LLC, landowners, submitted an application for a zone change from Forest & Range to Rural-3 of approximately 100.31 acres. Located east of SR-903 and north of Mountain Ridge Dr, Roslyn, WA 98941, within a portion of Section 8, T.20N., R.15E., W.M. in Kittitas County. Tax parcel number(s) 20-15-08050-0001, 0002, 0003, 0004 and 0005. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as rural and the current zoning is Forest and Range. The Planning Commission passed a motion by a vote of 6-0 (one member absent) to forward a recommendation of denial for the Manna Funding Rezone and directed staff to prepare findings of fact for the February 27, 2007 Planning Commission Meeting. The Planning Commission had issues with the steep slope accessing the property and the location of the rezone relative to the historic City of Roslyn's urban forest. Commissioner McClain moved for Board signature on Resolution No. 2007-53 denying the Manna Funding Rezone (Z-06-46). Commissioner Bowen seconded.

Commissioner McClain moved to amend the proposed Resolution by substitution with the new document provided by staff. Commissioner Bowen seconded. Motion carried 3-0.

Motion on Resolution 2007-53 approved 3-0.

**MISCELLANEOUS - NONE**

**EXECUTIVE SESSION - NONE**

**ADJOURNMENT**

Commissioner McClain moved to adjourn at 2:50 p.m. Commissioner Bowen seconded. Motion carried 3-0.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

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Mandy Robinson

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Alan Crankovich, Chairman