

**COMMISSIONERS' MINUTES  
KITTTITAS COUNTY, WASHINGTON  
COMMISSIONERS AUDITORIUM  
SPECIAL MEETING**

**TUESDAY**

**2:00 P.M.**

**JUNE 16, 2009**

Board members present: Chairman Alan Crankovich; Vice-Chairman Paul Jewell and Commissioner Mark McClain.

Others: Julie Kjorsvik, Clerk of the Board; Zera Lowe, Deputy Prosecutor; Skip Mynar, Director of Alcohol Drug Dependency Service; Steve Lathrop, representing Suncadia; Dan Valoff, CDS Staff Planner; Brenda Larsen, Fire Marshall and 3 members of the public.

**PUBLIC HEARING    SURPLUS PROPERTY 503 N. NANUM STREET    COMMISSIONERS**

At 2:00 p.m. Chairman Crankovich opened a public hearing continued from June 9, 2009 to consider the disposition of surplus property located at 503 North Nanum Street, Ellensburg, Washington (Map Number 17-18-02055-1007) pursuant to Kittitas County Ordinance No. 2009-04. He noted the record was closed.

**ZERA LOWE, DEPUTY PROSECUTOR** said there had been negotiations going on between ADDS (Alcohol Drug Dependency Service) and the Board of County Commissioners. She said ADDS would like to remove the existing structure and build new facility for drug & alcohol treatment. She said she had drafted a Quit Claim Deed in the amount of \$55,000.00, as well as a Real Excise Tax Affidavit with no excise tax owing by the County. **SKIP MYNAR, DIRECTOR OF ALCOHOL DRUG DEPENDENCY SERVICES** said he had a check ready in the amount of \$55,000.00 for the Quit Claim Deed and additional check in the amount of \$10.00 for the transfer fee.

**COMMISSIONER JEWELL** moved to approve Resolution 2009-85 to Transfer Surplused County property located at 503 N. Nanum, Ellensburg, Washington to Alcohol Drug Dependency Service, a Washington Non-Profit Corporation, for Provision and Social Services in Kittits County Benefiting the Public; a Quit Claim Deed in the amount of \$55,000.00; and to authorize the Chair to sign a Real Estate Excise Tax Affidavit. **COMMISSIONER McCLAIN** seconded.

The Board thanked Zera Lowe and ADDS for their work in getting the project accomplished. Motion carried 3-0.

At approximately 2:08 p.m. **CHAIRMAN CRANKOVICH** opened a public hearing to consider an application from Stargazer Properties, LLC for Community Development Block Grant float loan funding in the amount of \$980,000.00 available through the Washington State Department of Community, Trade and Economic Development (CTED) via local governments that qualify under the Washington State Small Cities Block Grant Program. The grant is subject to the applicant's obtaining a letter of credit, guaranteed against default by CTED, and is being sought to develop a Hyak Market business complex at Snoqualmie Pass, in contemplation of creating approximately 26 new jobs in Kittitas County.

**CHRIS LYONS** explained Kenny Spain was unable to attend the public hearing, due to him being in an accident.

**RON CRIDLEBAUGH, DIRECTOR OF ECONOMIC DEVELOPMENT GROUP** said after relooking at project, they will be going through a different program which is the Rural Washington Loan. He said the qualifications are the same.

**ZERA LOWE, DEPUTY PROSECUTOR** said she had discussed the project with both representatives of CTED & Kenny Spain. She said there are certain programs available for private sector business and the way it was described to her, the applicant must obtain a letter of credit from a bank. She suggested continuing the public hearing to allow either a representative from CTED or Mr. Spain to be in attendance.

**THERE WAS NO PUBLIC REQUESTING TO TESTIFY AT THE PUBLIC HEARING.**

The Board agreed to allow the public record to remain open.

**COMMISSIONER McCLAIN** moved to continue the public hearing to Tuesday July 7, 2009 at 2:00 p.m. in the Commissioners Auditorium, noting the record was open to public comment. **COMMISSIONER JEWELL** seconded. Motion carried 3-0.

At approximately 2:21 p.m. **CHAIRMAN CRANKOVICH** opened a public hearing to consider the Suncadia Phase 1, Division 13 Plat Amendment, LP-09-00001, submitted by F. Steven Lathrop, authorized agent for Bennett-SFC LLC, landowners. The application proposes an amendment to the Suncadia Phase 1, Division 13 Plat (LO-08-00010) to provide for platting in three phases (as opposed to two phases) and to adjust certain lots to enable the trail/paths and parking areas to be located in the common areas. The amendment does not affect the number of total lots approved nor does it affect any roads, utilities or other infrastructure. The Suncadia Phase 1, Division 13 development is located in the vicinity of 11 Big Hill Drive, Cle Elum, Washington, within the Suncadia Master Planned Resort.

**DAN VALOFF, CDS STAFF PLANNER** reviewed the proposed plat amendment to Suncadia Phase 1, Division 13 which was submitted by F. Steven

Lathrop, authorized agent for Bennett-SFC, LLC, landowners, to provide for platting in three phases (as opposed to two-phases) and to adjust certain lots to enable the trail/paths and parking areas to be located in the common areas. The amendment does not affect the number of total lots approved nor does it affect any roads, utilities or other infrastructure. He explained the proposed amendment was located in the vicinity of 11 Big Hill Drive, Cle Elum, Washington within the Suncadia Master Planned Resort, and is located in a portion of Section 19, T20N, R15E, WM in Kittitas County (Map Numbers 20-15-19056-0001 through 0018 and 20-15-19056-0067 through 0080). The Community Development Services department determined that the application was exempt from SEPA review.

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

**RESOLUTION 2009-86**

**SUNCADIA PHASE 1, DIVISION 13**

**CDS**

**COMMISSIONER JEWELL** moved to approve Resolution No. 2009-86, for the Suncadia Phase 1, Division 13 Plat Amendment. **COMMISSIONER McCLAIN** seconded. Motion carried 3-0.

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**PUBLIC HEARING**

**ANNEX FIRE DIST. #2**

**COMMISSIONERS**

At approximately 2:25 p.m. **CHAIRMAN CRANKOVICH** opened a public hearing to consider a petition to Annex approximately 29.98 acres of land located at 11401 Wilson Creek Road, Ellensburg, Washington, into Fire District #2.

**ZERA LOWE, DEPUTY PROSECUTOR** reviewed a request to annex approximately 28.98 acres of land owned by Eugene R. Johnson, 11401 Wilson Creek Road, Ellensburg, Washington, into Fire District #2. She said the Board has limited authority, and can not include any lands outside of the boundaries of the proposed boundaries. **SHARON ROMPEL KITTITAS COUNTY DISTRICT #2 SECRETARY** explained she has additional properties owners who are working on their paperwork for annexation in that area as well. She said the lands are either sections that have no fire protection or properties next to DNR land. **COMMISSIONER CRANKOVICH** suggested in the future with annexations that they work with County Fire Marshall and to ensure road grades & access is compliant.

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

**RESOLUTION 2009-87**

**ANNEX FIRE DIST. #2**

**COMMISSIONERS**

**COMMISSIONER JEWELL** moved to approve Resolution No. 2009-87, Annexing approximately 28.98 acres of land into Kittitas County Fire District No. 2, located at 11401 Wilson Creek Road, Ellensburg, Washington. **COMMISSIONER McCLAIN** seconded. Motion carried 3-0

Meeting adjourned at 2:36 p.m.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

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Julie A. Kjorsvik

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Alan Crankovich, Chairman