

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

TUESDAY

2:00 P.M.

MARCH 20, 2007

Board members present: Alan Crankovich, David Bowen & Mark McClain.

Others: Mandy Robinson, Deputy Clerk of the Board; Darryl Piercy, Director of Community Development Services; Mike Elkins, CDS Staff Planner; Mary Rill, CDS Staff Planner; Scott Turnbull, CDS Staff Planner II; Kari Braniff, CDS Permit Tech; Noah Goodrich, CDS Staff Planner; Brandon Drexler, Public Works Director; Jerry Pettit, Kittitas County Auditor; Sande DeSalles, Fairgrounds Program Director; Michelle Mathews, Plans Examiner; Neil Caulkins, Civil Deputy Prosecutor; Travis Hamberlin, Public Works Equipment Operator and 7 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

Darryl Piercy, Community Development Services Director announced that Michelle Mathews was hired as their new Plans Examiner and previously held the position of Building Inspector. Darryl also announced that Scott Turnbull was hired as their new Planner II and previously held the position of Planner I. Darryl also introduced Kari Braniff as their new Permit Tech. in their department.

Brandon Drexler, Public Works Director introduced Travis Hamberlin as their new Equipment Operator.

Nancy Jewett, Lower District Court Administrator introduced Miguel Sanchez as their Lead Civil Clerk and Interpreter.

PROCLAMATIONS - NONE

AWARDS & RECOGNITIONS

CERTIFICATE

NANCY JEWETT - RETIREMENT

LOWER DIST. CT

Commissioner Bowen moved to approve a Certificate of Recognition to Nancy Jewett for 16 years of dedicated service to the citizens of Kittitas County. Commissioner McClain seconded. Motion carried 3-0.

APPROVAL OF AGENDA

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

MINUTES

DATE	MEETING	RE :
10-5-05	Special Meeting	Public Hearing Open Space Timber Classifications
2-6-07	Regular Meeting	BOCC Agenda
2-8-07	Regular Meeting	Solid Waste Study Session
2-26-07	Regular Meeting	DPW Study Session
2-27-07	Special Meeting	LCA Architecture - Court Facility
2-27-07	Regular Meeting	HR Study Session
3-5-07	Special Meeting	2006 Capitalized Assets
3-5-07	Regular Meeting	BOCC Office Admin Meeting
3-5-07	Regular Meeting	DPW Study Session
3-5-07	Regular Meeting	BOCC Department Head Meetings
3-6-07	Special Meeting	New Grandstands/ Fair & Rodeo

3-7-07	Special Meeting	Executive Session
3-12-07	Regular Meeting	BOCC Office Admin Meeting
3-12-07	Bid Opening	Waste Oil Antifreeze Recycling/Metal Recycling
3-12-07	Regular Meeting	BOCC Department Head Meetings
3-13-07	Special Meeting	Executive Session

RESOLUTION 2007-31 AMEND RES# 2007-02 DETERMINING REAL PROP. TREASURER

Approve Resolution No. 2007-31, Amending Resolution # 2007-02 Determining Disposition of Certain Real Property.

APPOINTMENT ROBERT J. JOHNSTON/AGING & LONG TERM CARE COMMISSIONERS

Approve the appointment of Robert J. Johnston to the Kittitas County Aging and Long Term Care Advisory Council, for a three year term, effective immediately and expiring on December 31, 2009, and to authorize the Chair to sign a letter of appointment.

APPOINTMENT DEE DOSCH & CHARLES MCKINNEY/ MHDD BOARD COMMISSIONERS

Approve the appointments of Dee Dosch & Charles McKinney to the Kittitas County Mental Health/Developmental Disabilities Board, for a three year term, effective immediately and expiring on December 31, 2008, and to authorize the Chair to sign letters of appointment.

SET CLOSED RECORD HEARING WHITAKER REZONE (Z-06-41) CDS

Approve setting a Closed Record Hearing to consider the Whitaker Rezone, from Harry and Elizabeth Whitaker, landowner, Jeff Slothower, authorized agent, for a zone change from Ag-20 to Ag-3 for approximately 157.34 acres on September 1, 2006, located north of the City of Ellensburg, east of Reecer Creek Road off of Smithson Road, Ellensburg, WA 98926 within Section 34 of T.19N R.18E., W.M. in Kittitas County to be held on April 3, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, Ellensburg, Washington.

SET CLOSED RECORD HEARING SIERRA GROUP HOLDINGS REZONE (Z-06-39) CDS

Approve setting a Closed Record Hearing to consider the Sierra Group Holdings (Z-06-39), LLC and Collins Investments, LLC, Landowners, for a zone change from Forest & Range to Rural-3 of approximately 60.00 acres Rezone. Located East of SR-903 and north of Mountain Ridge Dr, Roslyn, WA 98941, within a portion of Section 8, T.20 N., R. 15E., W.M. in

Kittitas County to be held on April 3, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, Ellensburg, Washington.

SET CLOSED RECORD HEARING MINOR REZONE (Z-06-40) CDS

Approve setting a Closed Record Hearing to consider the Minor Rezone (Z-06-40) Pat Minor, Landowner, for a general zone change from Agricultural-20 to Rural-5 for approximately 99.07 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, to be held on April 3, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, Ellensburg, Washington.

SET CLOSED RECORD HEARING MANNA FUNDING REZONE (Z-06-46) CDS

Approve setting a Closed Record Hearing to consider 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. 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, to be held on April 3, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, Ellensburg, Washington.

SET PUBLIC HEARING HOSPITAL DISTRICT #2/ SUNCADIA CDS

Approve setting a public hearing to consider an agreement regarding Hospital District Mitigation between Kittitas County Public Hospital District #2 and Suncadia, to be held on April 3, 2007 at 4:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5th, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

CONTRACT TYLER TECHNOLOGIES, INC. AUDITOR

Acknowledge Contract between Tyler Technologies, Inc. - Eagle Division and Kittitas County Auditor for the purchase of Eagle Recorder, in the amount of \$ 69,011.00.

SET PUBLIC HEARING COUNTYWIDE ELECTRIC FRANCHISE/PUGET SOUND ENERGY DPW

Approve setting a public hearing to consider renewing a non-exclusive countywide electric franchise with Puget Sound Energy, Inc. PSE (which was formerly Puget Sound Power and Light Company) has requested to renew the current outdated and expired franchise agreement. The new agreement

has been approved by the Kittitas County Prosecutors Office and updated to meet current conditions. This franchise agreement, if approved, shall remain in effect for a period of 25 years, to be held on April 17, 2007 at 4:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5th, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

CERTIFICATION EXPENDITURES FOR FISH PASSAGE BARRIER REMOVAL DPW

Approve Chair signature on the Certification of Road Fund Expenditures for Fish Passage Barrier Removal. Kittitas County is required to submit various documents to the County Road Administration Board as a part of the Annual Certification. One of the documents is the Certification of Road Fund Expenditures for Fish Passage Barrier Removal which certifies the amount spent for fish passage barrier removal outside county rights-of-way in accordance with the limits indicated in RCW 36.82.070. Kittitas County did not expend any funds outside of the right of way during 2006 for fish passage barrier removal.

CERTIFICATION ANNUAL COUNTY ROAD ADMINISTRATION BOARD REPORT DPW

Approve Chair signature with the County Road Administration Board Certification. Kittitas County Public Works Department is required (WAC-136-04) on an annual basis to send an Annual Certification to the County Road Administration Board (CRAB). This certification is a report required by CRAB that includes departmental information regarding Management and Administration, and Policies and Operations. This certification requires a signature from the Board of County Commissioners Chair, and the Public Works Director.

CORRESPONDENCE - NONE

ADMINISTRATIVE MATTERS- NONE

CITIZEN COMMENTS ON NON-AGENDA ITEMS - NONE

BOARD DISCUSSION/DECISION ITEMS

AGREEMENT FIVE YR AGREEMENT KITTITAS CO. FAIR/ELLENSBURG POSSE FAIR

Commissioner McClain moved to approve a five year agreement between the Kittitas County Fair and Ellensburg Rodeo Posse. Commissioner Bowen seconded. Commissioner Bowen said he met with members of the Executive Committee of the Ellensburg Rodeo Posse to discuss a five-year agreement between Kittitas County Fair and Ellensburg Rodeo Posse, in which the Ellensburg Rodeo Posse will represent the Kittitas County Fair at State of Washington parades including the Wenatchee Apple Blossom Parade, The Olympia Lake Fair Parade, the Seattle Sea Fair Parade, Cle Elum Pioneer Day Parade, the Spokane Lilac Fair Parade, the Easton Memorial Day Parade, and the Ellensburg Rodeo Parade; and, to assist with Posse barn

clean-up on the northeast side of the facility for each annual Ellensburg Rodeo and Ellensburg Rodeo Posse Jr. Rodeo. In return for the Ellensburg Rodeo Posse's services, the Kittitas County Fair agrees to pay the Ellensburg Rodeo Posse \$ 3,500.00 each year for a period of five (5) years on or before the 1st day of April 2007, 2008, 2009, 2010, and 2011. Motion carried 3-0

AGREEMENT W & H PACIFIC DESIGN CONST. 2007 APRON & TAXI-LANE DPW

Commissioner McClain moved to approve the Consultant Agreement with W & H Pacific for Design and Construction Administration Services for the 2007 Apron & Taxi-Lane Rehabilitation/Reconstruction Project at Bowers Field, consisting of reconstruction and rehabilitation of three aprons including an area in front of Midstate Aviation and total reconstruction of the DNR helipad noting the funding for this project is comprised of FAA, WSDOT AVIATION, and Local dollars. Commissioner Bowen seconded. Motion carried 3-0.

RESOLUTION 2007-26 WHISPERING SPIRITS PLAT (P-06-41) CDS

Commissioner Bowen moved to approve Resolution No. 2007-26, granting preliminary plat approval of the Whispering Spirits Preliminary Plat consisting of 9.04 acres into 3 lots. The subject property is located north of Ronald, Ronald WA 98940 within Section 09 of T.21 N. R.14E W.M. in Kittitas County. Tax parcel number: 21-14-09057-0004. Commissioner McClain seconded. Motioned carried 3-0.

RESOLUTION 2007-27 ELKHORN RIDGE PLAT (P-06-36) CDS

Commissioner McClain moved to approve Resolution 2007-27, Granting Preliminary Plat Approval of the Elkhorn Ridge Plat (P-06-36) a 2 lot plat on approximately 6.20 acres. Located north of Whisper Creek Road, and south and west of Stone Ridge Road and West Side Road, Cle Elum, WA 98922, within portions of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$, of Section 1, T.19N., R.14E., W.M. in Kittitas County (Tax parcel number 19-14-01060-0004). Chairman Crankovich seconded. Motion carried 2-0 (Commissioner Bowen abstained due to not being present when item was considered on February 22, 2007).

ORDINANCE 2007-10 MISTY MOUNTAIN REZONE & PRELIMINARY PLAT CDS

Commissioner McClain moved to approve Ordinance 2007-10, In the matter of the Misty Mountain Rezone (Z-06-49), a rezone from Forest and Range-20 to Rural-3 for approximately 10 acres, and to grant preliminary approval to the Misty Mountain Plat (P-06-42) which is a 7-lot subdivision on 21 acres. Location southwest of the City of Cle Elum, east of USFS road 3350 off of Hundrick Drive, Cle Elum WA 98922 within Section 9 of T.19N. R.15E., W.M. in Kittitas County. (Tax Parcel numbers

19-15-09000-0007 & 19-15-09000-0014). Commissioner Bowen seconded. Motion carried 3-0.

ORDINANCE 2007-11 THREE SONS LLC REZONE (Z-06-17) CDS

Commissioner McClain moved to approve Ordinance 2007-11, In the matter of the Three Sons LLC, rezone change from Commercial Forest to Rural-5 of approximately 40.15 acres, located east of Salmon La Sac Road and east of Wadsworth Dr, Ronald, WA 98940, within a portion of Section 35, T.21N., R.14E., W.M. in Kittitas County (Tax Parcel number 21-14-35000-0002). Chairman Crankovich seconded. Motion carried 2-0 (Commissioner Bowen abstained due to not being present when item was considered on February 22, 2007).

ORDINANCE 2007-12 DJ CATTLE & LAND REZONE (Z-06-38) CDS

Commissioner McClain moved to approve Ordinance 2007-12, In the matter of the DJ Cattle and Land, LLC, rezone change from Forest and Range to Rural-5 of approximately 21.05 acres, located north of the City of Cle Elum, Cle Elum WA 98922, within a portion of Section 23, T. 20N., R.15E., W.M. in Kittitas County. (Tax parcel number 20-15-23051-0004). Chairman Crankovich seconded. Motion carried 2-0 (Commissioner Bowen abstained due to not being present when item was considered on February 22, 2007).

UPDATE O'CALLAHAN PERFORMANCED BASED CLUSTER PLAT CDS

Noah Goodrich, CDS Staff Planner, reviewed a staff report for the Board and asked for a continuation to have legal review the documents thoroughly. The Board was in support of the request. Chairman Crankovich stated the reason this is so important to take our time with this is it has already been remanded back to staff and brought before the Board for a second review. Commissioner Bowen moved to continue consideration of enabling documents for the O'Callahan Performance Based Cluster Plat (P-06-03), and to facilitate review by the Prosecutor's office for a 14-lot Performance Based Cluster Plat on approximately 21.07 acres, located southwest of the City of Cle Elum, off of Westside Rd and Fowler Creek Rd., Cle Elum, WA 98922, located in Section 03, T. 19N. R14E, W.M., in Kittitas County. (Tax Parcel numbers 19-14-03000-0001, 0113, 0114, 0115, 0116, 0117, and 0129). Commissioner McClain seconded. Motion carried 3-0.

RESOLUTION 2007-28 WORLEY REZONE (Z-06-36) CDS

Scott Turnbull, CDS Staff Planner II, presented a new Resolution for the Board's consideration. He reviewed a staff report for the Board and stated that the Worley Rezone was for a zone change from Forest and Range to Ag-5 of approximately 41.46 acres. Location west of Markovich

Rd and south of Upper Peoh Point Road, Cle Elum, WA 98922, within a portion of Section 12, T. 19N., R. 15E., W.M. in Kittitas County. (Tax parcel number(s) 19-15-12000-0040, 19-15-12000-0018, 19-15-12000-0036). Commissioner McClain moved to approve Resolution 2007-28. Chairman Crankovich seconded. Motion carried 2-0 (Commissioner Bowen abstained due to not being present when item was considered on February 22, 2007). Commissioner McClain moved to amend by substitution, with a new resolution provided by staff. Chairman Crankovich seconded. Motion carried 2-0. (Commissioner Bowen abstained do to not being present when item was considered on February 22, 2007).

RESOLUTION 2007-29 TWO PLAT ALTERATIONS IN SUNCADIA RESORT CDS

Commissioner McClain moved to approve Resolution 2007-29 for alterations to two plats within the Suncadia Master Planned Resort. In the matter of the owners of the lots and tracts within Suncadia Phase 3 Division 11 and Phase 3 Division 12 have requested an amendment to the two plats that would allow for deviations from exhibit J of the development agreement that would add a plat note to each plat as follows: A.) Remove residential setback requirements from lot lines providing building separation is at least 20 feet between lots. B.) Allow lot coverage to be calculated by dividing the total area of structures by the total area of lots and tracts. Allowing for the deviations within these plats will allow for maximum open space within the plat. Commissioner Bowen seconded. Motion Carried 3-0.

RESOLUTION 2007-30 TYLER TECHNOLOGIES/PERMITTING SOFTWARE CDS

Commissioner McClain moved to approve the Resolution 2007-30, authorizing negotiations with Tyler Technologies for the Permit Center Integrated Permitting Software system. Commissioner Bowen seconded. Motion carried 3-0.

MISCELLANEOUS - NONE

EXECUTIVE SESSION - NONE

ADJOURNMENT

Commissioner McClain moved to adjourn at 2:30 p.m. Commissioner Bowen seconded. Motion carried 3-0.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Mandy Robinson

Alan Crankovich, Chairman