

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

**TUESDAY**

**2:00 P.M.**

**APRIL 3, 2007**

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

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Allison Kimball, Assistant Director of Community Development Services; Mandy Robinson, Deputy Clerk of the Board; Scott Turnbull, CDS Staff Planner; Noah Goodrich, CDS Staff Planner; Brandon Drexler, Public Works Director; Joanna Valencia, CDS Staff Planner; Cathy Bambrick, Public Health Director; Amber Green, CDS Permit Tech.; Brenda Larsen, Investigation/Enforcement Officer; Tom Swenson, Facilities Maintenance Director; Jerry Pettit, Auditor; Carrie Bland, Public Health Nurse; Tammy Swanberg, CDS Permit Tech.; Kathryn Anderson, Fair Office Administrative Secretary; Monica Hunt, Licensing Deputy; Linda Navaree, Public Health Nurse; Neil Caulkins, Civil Deputy Prosecutor; Dan Davis, Plans Examiner; and approximately six 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**

Cathy Bambrick, Director of Public Health, introduced Carrie Bland and Linda Navaree, both Public Health Nurse II, as new employees in the Public Health Department.

Jerry Pettit, Auditor, introduced Monica Hunt as their new Licensing Deputy.

**PROCLAMATIONS - NONE**

**AWARDS & RECOGNITIONS**

**CERTIFICATE****DAN DAVIS-INSPECTION CERTIFICATION****CDS**

Commissioner Bowen moved to approve and authorize the Board to sign a Certificate of Recognition to Dan Davis for obtaining his Residential Building Inspection and Commercial Building Inspection certifications. Commissioner McClain seconded. Motion carried 3-0.

**CERTIFICATE****BRENDA LARSEN - EVALUATOR TRAINING COURSE****CDS**

Commissioner Bowen moved to approve and authorize the Board to sign a Certificate of Recognition to Brenda Larsen for completing the Fire Protection Bureau Evaluator training course. Commissioner McClain seconded. Motion carried 3-0.

**CERTIFICATE****AMBER GREEN - BUILDING INSPECTOR****CDS**

Commissioner Bowen moved to approve and authorize the Board to sign a Certificate of Recognition to Amber Green for obtaining her Residential Building Inspection certification. Commissioner McClain seconded. Motion carried 3-0.

**CERTIFICATE****TAMMY SWANBERG - PERMIT TECH****CDS**

Commissioner Bowen moved to approve and authorize the Board to sign a Certificate of Recognition to Tammy Swanberg for obtaining her Permit Technician certification. Commissioner McClain seconded. Motion carried 3-0.

**APPROVAL OF AGENDA**

There were two items added under Administrative Matters including a request to set a Closed Record Hearing and a request from the Conference of Governments.

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 presented. Commissioner McClain seconded. Motion carried 3-0.



**APPOINTMENT                      PINKART, HANSON, BURRIS-NOXIOUS WEED BD.      COMMISSIONERS**

Approve the reappointment of Dr. Holly Pinkart, Steve Burris and Jim Hanson to the Kittitas County Noxious Weed Control Board, for a four year term, effective immediately and expiring on February 28, 2011, and to authorize the Chair to sign letters of appointment.

**APPOINTMENT                      BLOCHER-OPEN SPACE ADVISORY BD.      COMMISSIONERS**

Approve an appointment of Timothy B. Blocher to the Kittitas County Open Space Advisory Board, for a term effective immediately and expiring on December 31, 2007, and to authorize the Chair to sign a letter of appointment.

**AGREEMENT                              WASTE OIL & ANTIFREEZE RECYCLING      SOLID WASTE**

Approve an Agreement between Kittitas County and Buckley Recycling Center, Inc. DBA BRC, Inc. for the removal and recycling of metal from the Kittitas County Transfer Station, at a rate of \$25.00 per ton for all metal and cars hauled from the transfer station, for the period beginning April 1, 2007 through March 31, 2008, and to automatically renew for successive 1 year terms unless either party gives 30 days written notice of termination of said Agreement.

**CONTRACT                                      METAL RECYCLING                              SOLID WASTE**

Approve a Contract between Kittitas County and Emerald Recycling Services, Inc. for the recycling and disposal of oil and antifreeze, at a rate of \$.47 per gallon of oil collected, and no cost for antifreeze, for the period beginning April 1, 2007 through March 31, 2008, and to automatically renew for successive 1 year terms unless either party gives 30 days written notice of termination of said contract.

**AGREEMENT                                      DEPARTMENT OF AGRICULTURE                              NOXIOUS WEED**

Acknowledge an Interagency Agreement between the Washington State Department of Agriculture and Kittitas County and its Agent the Kittitas County Noxious Weed Control Board, to provide funding in the amount of \$1,044.74, for eradication of class A noxious weeds, Buffalobur (Solanum Rostratum) in Kittitas County, to be completed on or before June 30, 2007.

**RESOLUTION 2007-40                      BOARD OF HEALTH PROCESS                              PUBLIC HEALTH**

Approve Resolution No. 2007-40, Establishing a Process for the Selection of New Board of Health Members who are not Members of the Board of County Commissioners.

**SET CLOSED RECORD MEETING****ANNIS PRELIM. PLAT (P-06-40)****CDS**

Approve setting a Closed Record Meeting to Consider the Annis Preliminary Plat (P-06-40), an application submitted by Michael Annis, landowner, for a 2-lot plat on 6.21 acres of land that is zoned Rural-3, located North of Morgan Creek Road and East of Lake Cle Elum, Ronald, Washington (Tax Parcel Number 21, 14-09054-0001), to be held on Tuesday April 17, 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****KENZIE CORNER PRELIM. PLAT (P-06-39)****CDS**

Approve setting a Closed Record Meeting to Consider the Kenzie Corner Preliminary Plat (P-06-39), an application submitted by Glen Parker, for a 6-lot plat on 6.83 acres of land that is zoned Suburban-2, located North of Airport Road and East of Third Avenue, Cle Elum, Washington (Tax Parcel Number 20-15-25057-0004), to be held on Tuesday April 17, 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****STORKSON CLUSTER PLAT (P-06-39)****CDS**

Approve setting a Closed Record Meeting to Consider the Storkson Cluster Plat (P-06-39), an application submitted by Darrel J. Storkson, landowner, for a 5-lot Performance Based Cluster Plat pursuant to Kittitas County Code 16.09 on approximately 63.78 acres of land that is zoned Forest & Range, located West of Weaver Road and Northwest of High Ranch Road, Ellensburg, Washington (Tax Parcel Number 17-17-02000-0018), to be held on Tuesday April 17, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse 205 West 5<sup>th</sup> Ellensburg, Washington.

**ORDINANCE 2007-13****AMEND ORDINANCE-THREE SONS LLC REZONE (Z-06-17)****CDS**

Approve Ordinance No. 2007-13, Amending by Substitution, Ordinance 2007-11, due to a scrivener's error, the Three Sons LLC Rezone (Z-06-17), a general rezone of approximately 40.15 acres from Commercial Forest to Rural-5, located East of Salmon La Sac Road and East of Wadsworth Drive, Ronald, Washington (Tax Parcel Number 21-14-35000-0002).

**SET PUBLIC HEARING****DEPT. HEALTH JOINT PLAN OF OPERATION****PUBLIC HEALTH**

Approve setting a public hearing to consider an adoption of the Washington State Department of Health's Joint Plan of Operation on Group A and group B water systems, to be held on Tuesday April 17, 2007 at 4:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

**SET PUBLIC HEARING****KV EVENT CENTER BUILDING NAMES****FAIR**

Approve setting a public hearing to consider identifying Kittitas County Event Center buildings by Kittitas Valley canyon place names, to be held on Tuesday April 17, 2007 at 4:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Avenue, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

**CONTRACT****USARCHIVE & IMAGING SERVICES-DOCUMENT MGMT.****PUBLIC HEALTH**

Acknowledge and ratify the Public Health Director's signature on a Contract between the Kittitas County Public Health Department and USArchive & Imaging Services, in the amount of \$45,000.00 for document management services, to be completed no later than June 30, 2007.

**POLICY****RIGHT-OF-WAY ACQUISITION PROCEDURES & WAIVER PUBLIC WORKS**

Approve and authorize the Chair to sign a Policy on Right-of-Way Acquisition Procedures and Waiver of Appraisal with the Washington State Department of Transportation.

**SET PUBLIC HEARING****LEASE OF AIRPORT PROPERTY****PUBLIC WORKS**

Approve setting a public hearing to consider leasing approximately 3.26 acres of County property located in Section 26, T. 18N., R. 18E., also known as the Kittitas County Airport Industrial Area Property, to be held on Tuesday May 1, 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.

**TERMINATION OF LEASE****RON McMILLIAN T-HANGAR #06****PUBLIC WORKS**

Approve a Voluntary Termination of Lease with Ron McMillian for the T-Hangar #06 at the Kittitas County Airport (Bowers Field), effective April 1, 2007.

**RESOLUTION 2007-39****CALL FOR BIDS-VANTAGE HWY. GUARDRAIL****PUBLIC WORKS**

Approve Resolution No. 2007-39, Authorizing a Call for Bids for the Vantage Highway Guardrail Reconstruction project from Milepost 6.56 to Milepost 28.82, to be received and opened until 2:00 p.m. on Thursday April 26, 2007 at the Department of Public Works, 411 North Ruby, Suite 1, Ellensburg, Washington.

**CORRESPONDENCE - NONE**

**ADMINISTRATIVE MATTERS**

**SET CLOSED RECORD HEARING LEWIS, OLIVA, DAVIDSON REZONE (Z-06-58) CDS**

Approve setting a Closed Record Hearing to consider the Lewis, Oliva, Davidson Rezone (Z-06-58), an application from Daniel Lewis, Blake Oliva and Ben Davidson, landowners, for a zone change from Forest & Range to Rural-5 for approximately 63 acres, located West of City of Cle Elum, South of Nelson Siding Road off of Filbert Road, Cle Elum, Washington (Tax Parcel Numbers 20-14-19040-0013), to be held on Tuesday April 17, 2007 at 2:00 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5<sup>th</sup> Ellensburg, Washington.

**FUNDING REQUEST CONFERENCE OF GOVERNMENT-ECONOMIC DEVELOPMENT AUDITOR**

Jerry Pettit, Auditor, noted a request from the Economic Development Group of Kittitas County that was received by the Kittitas County Conference of Governments, for a transfer of funding previously approved for building construction. The \$150,000.00 was approved for the construction of a building at the Kittitas County Airport Business Park, which was awarded through the 2007 grant application process for 2007 Distressed Sales & Use Tax. They have requested the funding be transferred to a building for Comtronic Systems. On March 21, 2007 the Conference of Governments approved a motion to transfer funds from the Phase II project to the Comtronic Systems building and is requesting the Boards consideration and approval.

Commissioner Bowen moved to approve the request from the Economic Development Group of Kittitas County, transferring the previously approved funding in the amount of \$150,000.00 from the Phase II project to the Comtronic Systems building, and to direct staff to prepare an amended Resolution at the next Agenda Session for the Board's approval. Commissioner McClain seconded. Motion carried 3-0.

**CITIZEN COMMENTS ON NON-AGENDA ITEMS - NONE**

**BOARD DISCUSSION & DECISION**

**RESOLUTION 2007-32 OFFICIAL COUNTY NEWSPAPER-DAILY RECORD COMMISSIONERS**

Commissioner McClain moved to approve Resolution No. 2007-32, Awarding a Contract to the Daily Record to serve as the Official County Newspaper for the period beginning July 1, 2007 through June 30, 2008, in the amount of \$5.10 per column inch (based on a 9 column format) for legal advertisements and \$6.75 per column inch (based on a 6 column format)

for display advertisements, and to authorize the Board of County Commissioners to sign a Contract with the Daily Record. Commissioner Bowen seconded. Motion carried 3-0.

**RESOLUTION 2007-33 COLUMBIA ASPHALT-EMPLOYEE PARKING LOT MAINTENANCE**

Commissioner McClain moved to approve Resolution No. 2007-33, Awarding a Contract to Columbia Asphalt and Gravel, Inc. for the construction of a 44 space employee parking lot located on County property at the Southwest Corner of 6<sup>th</sup> and Water Street, in the amount of \$119,370.00, and to authorize the Chair to sign the contract documents for said project upon receipt of legal review. Commissioner Bowen seconded. Motion carried 3-0.

**INTERLOCAL AGREEMENT CHELAN COUNTY JUSTICE CENTER SHERIFF**

Commissioner Bowen moved to approve an Interlocal Agreement between Chelan County and Kittitas County for the housing of inmates in the Chelan County Regional Justice Center, at a rate of \$48.00 per day, for a period beginning February 1, 2007 through January 31, 2008.

**RIGHT-OF-WAY DOCUMENTS CHARLTON ROAD BRIDGE PROJECT PUBLIC WORKS**

Commissioner Bowen moved to approve and authorize the Chair to sign a Temporary Easement and Real Property Voucher with Allen Aronica; a Warranty Deed, Real Property Voucher and Real Estate Excise Tax Affidavit with Donald C. Smith and Jane K. Uhlir; and an administrative settlement agreement for Robert J. and Lorene Swedberg, for the Charlton Road Bridge project. Commissioner McClain seconded. Motion carried 3-0.

**RESOLUTION 2007-34 ESTABLISH AGRICULTURE LANDS COMMITTEE CDS**

Commissioner Bowen moved to approve Resolution No. 2007-34, Establishing an Agriculture Lands Advisory Committee as part of the updated Goals, Policies and Objectives from the 2006 Kittitas County Comprehensive Plan amendments, and to Set the Scope of Work. Commissioner McClain seconded. Motion carried 3-0.

**RESOLUTION 2007-35 ESTABLISH FOREST LANDS COMMITTEE CDS**

Commissioner Bowen moved to approve Resolution No. 2007-35, Establishing a Forest Lands Advisory Committee as part of the updated Goals, Policies and Objectives from the 2006 Kittitas County Comprehensive Plan amendments, and to Set the Scope of Work. Commissioner McClain seconded. Motion carried 3-0.

Commissioner Bowen moved to approve Resolution No. 2007-35, Establishing a Land Use Advisory Committee as part of the updated Goals, Policies and Objectives from the 2006 Kittitas County Comprehensive Plan amendments, and to Set the Scope of Work. Commissioner McClain seconded. Motion carried 3-0.

**RESOLUTION 2007-37****O'CALLAHAN 14-LOT CLUSTER PLAT (P-06-03)****CDS**

Commissioner McClain moved to approve Resolution No. 2007-37, Authorizing Preliminary Approval of the O'Callahan 14-Lot Performance Based Cluster Plat (P-06-03), for a division of seven parcels totaling approximately 21.07 acres into fourteen (14) lots submitted by Chad Bala of Terra Design Works, Inc. authorized agent for the O'Callahan Family Holdings, landowner (Parcel Numbers 19-14-03000-0001, 0113, 0114, 0115, 0116, 0117 & 0129). Commissioner Bowen seconded.

Commissioner Bowen moved to approve by substitution a new document provided by staff. Commissioner McClain seconded. Motion carried 3-0.

Original motion to approve the O'Callahan Performance Based Cluster Plat approved 2-1 (Chairman Crankovich voted against).

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

Scott Turnbull, CDS Staff Planner, reviewed an application from the Sierra Group Holdings, LLC, and Collins Investments LLC, landowners, for a zone change from Forest & Range to Rural-3 of approximately 60.00 acres, located East of SR-903 and North of Mountain Ridge Drive, Roslyn, Washington (Tax Parcel Number 20-15-08000-0002-0003). He indicated the Comprehensive Plan's Land Use Element designates the subject property as rural and the current zoning is Forest & Range. The Planning Commission voted 6-0 (one member absent) to forward a recommendation of denial for the Sierra Group Holdings Rezone.

Commissioner McClain moved to deny the Sierra Group Holding Rezone (Z-06-39), and to direct staff to prepare enabling documents. Commissioner Bowen seconded.

Commissioner McClain felt the request was consistent with the Comprehensive Plan, but noted the issues relating to access. He said the applicant did not demonstrate the need for 3 acre lots nor was there an analysis done for increased value to the community. He said according to the application there was no change in circumstance and no analysis completed to the forest impact.

Commissioner Bowen explained rezones are non-project specific. He noted the applicant was working on easement and refers often to future development, so they must have some thing in mind for the future. He said the County has the task of working with cities and the City wants to keep a neighborhood feel to it.

Chairman Crankovich said he researched the urban forest designation in Roslyn's Comprehensive Plan and it's their protection. He felt the request was not an appropriate mix.

Motion to deny the Sierra Group Holding Rezone (Z-06-39) carried 3-0.

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

Scott Turnbull, CDS Staff Planner, reviewed an application from Manna Funding LLC, Wild Horse Ranch, LLC, Peregrine Skies, LLC, Premier Property and Development Group, LLC and Wild Rivers Crossing, LLC, landowners, 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 Drive, Roslyn, Washington (Tax Parcel Numbers 20-15-08050-0001, 0002, 0003, 0004 and 0005). He said the Kittitas County Comprehensive Plan's Land Use Element designates the subject property as rural and the current zoning is Forest & Range. The Planning Commission voted 6-0 to forward a recommendation of denial for the Manna Funding rezone.

Commissioner McClain moved to deny the Manna Funding Rezone (Z-06-46) and direct staff to prepare enabling documents. Commissioner Bowen seconded.

Commissioner McClain explained he had the same issues as outlined in the previous hearing (Sierra Group Holdings). He said there was no change in circumstance, nor was there an analysis or evaluation provided by the applicant.

Chairman Crankovich commented on the Urban Forest Designation.

Motion to deny the Manna Funding Rezone (Z-06-46) carried 3-0.

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

Noah Goodrich, CDS Staff Planner, reviewed an application from Jeff Slothower, authorized agent for Harry and Elizabeth Whitaker, landowners, for a zone change from Ag-20 to Ag-3 for approximately 157.34 acres of property located North of the City of Ellensburg, East of Reecer Creek Road, off of Smithson Road, Ellensburg, Washington (Tax Parcel Numbers 19-18-27000-0007, 19-18-34000-0003, 0015, 0016 & 0017). He said the Comprehensive Plan Land Use element designates the subject property as Rural. The Planning Commission voted 6-0 to forward a

recommendation of denial for the Whitaker Rezone.

Commissioner McClain moved to deny the Whitaker Rezone (Z-06-41) request, and direct staff to prepare enabling documents. Chairman Crankovich seconded.

Commissioner McClain felt the request was incompatible land use, noting the zoning in the area is Ag-20 and taking it down is not compatible with the remaining land in the area. He said he understands the statements about not being commercially viable, but was not persuaded by comments in the application.

Commissioner Bowen declared he use to live near the area, and he had previously looked at leasing property in the area before the cost of property began to rise. He said he understands the property around the area has been developing into residential lots, and was not inclined to follow the Planning Commission recommendation.

Chairman Crankovich explained that after reviewing the application, there was a declaration made by the applicant relating to it being difficult to find individuals who are willing to rent property as cattle pasture and homes on his property, which he felt the debt is self inflicted.

Motion to deny the Whitaker Rezone carried 2-1 (Commissioner Bowen voted against).

**CLOSED RECORD HEARING**

**MINOR REZONE (Z-06-40)**

**CDS**

Scott Turnbull, CDS Staff Planner, reviewed an application from Pat Minor, landowner, for a general zone change from Agriculture-20 to Rural-5 for approximately 99.07 acres, located East of Look Road, South of Alford Road, and West of Wilson Creek Road, Ellensburg, Washington (Tax Parcel Numbers 18-19-08030-0028, 18-19-07052-0003, 0002, 0001. He said the Kittitas County Comprehensive Plan's Land Use Element designates the subject property as rural and the current zoning is Ag-20. He said the Planning Commission voted 6-0 to forward a recommendation of denial for the Minor Rezone.

Commissioner Bowen moved to approve the Minor Rezone (Z-06-40) and direct staff to prepare enabling documents. Commissioner McClain seconded.

Commissioner Bowen felt the application met the necessary criteria and the property is surrounded by 3, 5 and 10 acre parcels. He said the road issues will be addressed at the project specific phase.

Commissioner McClain said he was concerned with the concept of roads and



**EXECUTIVE SESSION - NONE**

**ADJOURNMENT**

Commissioner Bowen moved to adjourn at 3:27 p.m. Commissioner McClain seconded. Motion carried 3-0.

**CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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**Julie A. Kjorsvik**

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**Alan Crankovich, Chairman**