

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

WEDNESDAY

10:00 A.M.

JANUARY 2, 2008

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

Others: Julie Kjorsvik, Clerk of the Board; Allison Kimball, Assistant Director of Community Development Services; Darryl Piercy, Director of Community Development Services; Scott Turnbull, CDS Staff Planner; Mike Elkins, CDS Staff Planner; Mackenzie Moynihan, CDS Staff Planner; Dan Valoff, CDS Staff Planner and approximately 7 members of the public.

CALL TO ORDER

Julie Kjorsvik, Clerk of the Board called the meeting to order.

PLEDGE OF ALLIEGANCE

Julie Kjorsvik, Clerk of the Board led the Pledge of Allegiance.

NOMINATIONS FOR 2008 CHAIRMAN AND VICE-CHAIRMAN

Julie Kjorsvik, Clerk of the Board asked for nominations for Chairman of the Board for the year 2008.

Commissioner Bowen nominated Commissioner McClain to serve as Chairman for 2008. Commissioner Crankovich seconded the nomination. Nominations were closed. A unanimous ballot was cast for Commissioner McClain to serve as Chairman for the year 2008.

Chairman McClain asked for nominations for Vice-Chairman for the year 2008. Commissioner Bowen nominated Commissioner Crankovich to serve as Vice-Chairman. Chairman McClain seconded the nomination. Nominations were closed. A unanimous ballot was cast for Commissioner Crankovich to serve as Vice-Chairman for the year 2008.

INTRODUCTION OF NEW COUNTY EMPLOYEES - NONE

PROCLAMATIONS - NONE

AWARDS & RECOGNITIONS - NONE

APPROVAL OF AGENDA

Chairman McClain announced an Ordinance had been added to Administrative Matters and that the Prosecutor's office may be brining in a Resolution

by the conclusion of the agenda. Commissioner Crankovich 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 Crankovich moved to approve the Consent Agenda as presented. Commissioner Bowen seconded. Motion carried 3-0.

MINUTES

DATE	MEETING	RE:
4-23-07	Regular Meeting	CDS Study Session
6-25-07	Regular Meeting	CDS Study Session
7-23-07	Regular Meeting	CDS Study Session
7-30-07	Regular Meeting	CDS Study Session
8-6-07	Regular Meeting	CDS Study Session
9-17-07	Regular Meeting	CDS Study Session
10-11-07	Regular Meeting	Solid Waste Study Session
11-8-07	Regular Meeting	Solid Waste Study Session
11-7-07	Special Meeting	Executive Session
11-9-07	Special Meeting	DOE/Exempt Wells
11-29-07	Special Meeting	CWCMH
11-29-07	Special Meeting	Public Health Fees
11-29-07	Special Meeting	2007 Comp Plan Amendments
12-13-07	Special Meeting	Upper County Youth Activities
12-13-07	Regular Meeting	Solid Waste Study Session
12-17-07	Regular Meeting	DPW Study Session

12-17-07	Regular Meeting	BOCC Dept Head Meetings
12-17-07	Regular Meeting	BOCC Office Admin Meeting
12-19-07	Special Meeting	Executive Session

SET HEARING

JACK PINE PLAT APPEAL

CDS

Approve a Notice of Hearing to consider an appeal from Donald W. Kuehn, for a denial of a road variance request for the Jack Pine Plat, for a second access from Jack Pine Drive to Big Tail Road to Deer Creek Road and then to Montgomery Avenue in Cle Elum, Washington, to be held on Wednesday January 23, 2008 at 1:30 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5th Avenue, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

SET HEARING

JNG, LLC PLAT APPEAL

CDS

Approve a Notice of Hearing to consider an appeal from Bill Weiland, Manager, JNG, LLC, for a denial of a road variance request for a second access from Jack Pine Drive to Big Tail Road to Deer Creek Road and then to Montgomery Avenue in Cle Elum, Washington, to be held on Wednesday January 23, 2008 at 1:30 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5th Avenue, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

SET HEARING

PONDEROSA PINES PLAT APPEAL

CDS

Approve a Notice of Hearing to consider an appeal from Cooper Pass, LLC, for a denial of a road variance request for Ponderosa Pines Plat, for a second access from Jack Pine Drive to Big Tail Road to Deer Creek Road and then to Montgomery Avenue in Cle Elum, Washington, to be held on Wednesday January 23, 2008 at 1:30 p.m. in the Commissioners Auditorium, Room 109, Kittitas County Courthouse, 205 West 5th Avenue, Ellensburg, Washington, and to authorize the Clerk to publish said notice.

AGREEMENT

HOPESOURCE - UPPER COUNTY TRANSPORTATION

COMMISSIONERS

Approve an Agreement between Kittitas County and HopeSource to provide services in Upper Kittitas County, in the amount of \$7,875.00 for the calendar year 2008.

REQUEST FOR PROPOSALS REMOVAL & RECYCLING OF LEAD BATTERIES SOLID WASTE

Approve a Request for Proposals for the removal and recycling of lead batteries from the Kittitas County Collection Sites, to be accepted and opened on February 1, 2008 at 4:00 p.m. at the Kittitas County Solid

AGREEMENT DEPT. OF ECOLOGY GRANT - COORDINATED PREVENTION SOLID WASTE

Approve and authorize the Chair to sign Grant Agreement No. G0800300, Coordinated Prevention Grant between the State of Washington Department of Ecology and Kittitas County Solid Waste, in the amount of \$168,634.00, effective January 1, 2008 through December 31, 2009.

CORRESPONDENCE

ADMINISTRATIVE MATTERS

ORDINANCE 2008-01 LAND USE FEES COLLECTED BY CDS CDS

Commissioner Crankovich moved to approve Ordinance No. 2008-01, Adopting a Revised Fee Schedule for Certain Land Use Application Fees collected by the Kittitas County Community Development Services, effective January 2, 2008. Commissioner Bowen seconded. Motion carried 3-0.

CITIZEN COMMENTS ON NON-AGENDA ITEMS - NONE

BOARD DISCUSSION & DECISION

CLOSED RECORD MEETING ZAHAJKO PRELIMINARY PLAT (P-07-05) CDS

Dan Valoff, CDS Staff Planner, reviewed a request from Michael and Sheila Zahajko, landowners, for a division of 19.14 acres into six (6) lots, located East of the City of Cle Elum off Weihl Road, Cle Elum, Washington, located in a portion of Section 26, T20N, R16E, W.M. (Map Number 20-16-26000-0001). He said the Comprehensive Plan Land Use Elements designates the subject property as Rural and the current zoning is Rural-3. The Planning Commission held an open record hearing and passed a motion by a vote of 6 to 0 to forward a recommendation of approval for the Zahajko Preliminary Plat (P-07-05).

Commissioner Crankovich moved to approve the Zahajko Preliminary Plat (P-07-05) and direct staff to prepare enabling documents. Commissioner Bowen seconded. Motion carried 3-0.

CLOSED RECORD HEARING GIGSTEAD PUD & MISSION VIEW PLAT CDS

Dan Valoff, CDS Staff Planner, reviewed a request from James and Laurie Gigstead, landowners, for a rezone from Agriculture 3 to Planned Unit Development (PUD) (Z-07-14) and the Mission View Meadows Preliminary Plat (P-07-45), a division of 10.10 acres into nine (9) lots, ranging in size from 0.36 to 2.5 acres in size. The subject property is located East of the City of Ellensburg located off of Judge Ronald Road, Ellensburg, Washington in the Southwest quarter of Section 32, T18N, R19E, WM (Map Number 18-19-32061-0001, 0002, & 0003).

He said the County Comprehensive Plan's Land Use Elements designates the subject property as Rural and the current zoning is Agriculture-3. The Planning Commission held an open record hearing and passed a motion by a vote of 5 to 1 to forward a recommendation of denial for the Gigstead PUD rezone (Z-07-14) and a recommendation of denial by a vote of 3 to 2 with one abstention on the Mission View Meadows Preliminary Plat (P-07-45). He indicated the Planning Commission felt the project was alright, but in the wrong location.

Commissioner Crankovich moved to deny the Gigstead PUD Rezone (Z-07-14) and the Mission View Meadows Preliminary Plat (P-07-45) and to direct staff to prepare enabling documents. Commissioner Bowen seconded.

Commissioner Crankovich said he agreed with the Planning Commission and felt it would create an island incompatible with the surrounding neighborhood. He expressed concerns of moving beyond the City of Ellensburg and increasing the densities in the rural area, and said as the City expands its UGA boundaries, the request may become appropriate in the future, but not at the current time.

Commissioner Bowen applauded the effort of what the applicants were trying to do with the project, but said when looking at the zoning map included in the record noting they're east of Wilson Creek Road which leads into larger parcels. He said it will eventually become developed as the City of Ellensburg works its way out into that area, but said he must agree with the Planning Commission's recommendations.

Chairman McClain spoke in favor of the project and said he was familiar with the significant development in the area and felt the request was consistent with the County's goals with moving as many homes as possible near the City limits.

Motion to deny the request was carried 2-1 (Chairman McClain voted against the motion).

MYLARS

CLE ELUM PROPERTIES PLAT (P-06-15)

CDS

Commissioner Crankovich moved to approve and authorize the Chair to sign the Final Mylars for the Cle Elum Properties Plat (P-06-15), a division of approximately 42.30 acres into 14 lots, located North of the city of Cle Elum and South of SR 970 off of Leo Lane, located in Section 32, T20N, R17E, WM, Kittitas County, Washington (Map Number 20-17-32000-0005). Commissioner Bowen seconded. Motion carried 3-0.

Commissioner Crankovich moved to approve an Extension of an Agreement in Principle for Development of a Formal Memorandum of Agreement between Kittitas County and the State of Washington, Department of Ecology, relating to the Management of Exempt Ground Water Wells in Kittitas County, for an addition 60 days from the current January 8, 2008 expiration date. Commissioner Bowen seconded. Motion carried 3-0.

CLOSED RECORD MEETING TIMBER HEIGHTS PRELIMINARY PLAT (P-07-43) CDS

Mackenzie Moynihan, CDS Staff Planner, reviewed a application from Marisa Kosney of Sapphire Skies, authorized agent for MC 10, LLC, landowner, for the Timber Heights Preliminary Plat (P-07-43), a long plat application dividing approximately 35.31 acres into 11 lots, located East of Salmon La Sac Road and East of Night Sky Drive, Ronald, Washington, Section 9, T21N, R14E, WM, Kittitas County, Washington (Map Number 21-14-09061-0010). She said the Planning Commission held an open record hearing and passed a motion by a vote of 5-1 recommending approval of the Timber Heights Preliminary Plat (P-07-43).

Commissioner Crankovich moved to approve the Timber Heights Preliminary Plat (P-07-43) and direct staff to direct staff to prepare enabling documents. Commissioner Bowen seconded. Motion carried 3-0.

CLOSED RECORD MEETING LONNY WHITE PLAT (P-07-02) CDS

Mike Elkins, CDS Staff Planner, reviewed an application from Chris Cruse, authorized agent for Lonny White, landowner, for the Lonny White Plat (P-07-02), a division of 21 acres into 7 lots located 1 mile South of the City of Cle Elum, $\frac{3}{4}$ miles Southwest of Interstate 90, $\frac{1}{2}$ mile West of Godawa Lane off of Pays Road, Cle Elum, Washington, Section 1, T19N, R15E, WM (Map Number 19-15-01000-0043). He said the Planning Commission passed a motion by a vote of 5 to 1 to forward a recommendation of approval for the Lonny White Plat (P-07-02).

Commissioner Crankovich moved to approve the Lonny White Plat (P-07-02) and direct staff to prepare enabling documents. Commissioner Bowen seconded.

Commissioner Crankovich noted the County does not enforce covenants. Motion carried 3-0.

CLOSED RECORD MEETING AIRPORT HIGHLANDS PRELIMINARY PLAT (P-07-29) CDS

Mike Elkins, CDS Staff Planner, reviewed an application from Chuck Cruse of Cruse & Associates, authorized agent for Thomas Roth, landowner, for the Airport Highlands Preliminary Plat (P-07-29), a division of 13.44

acres into 4 lots, located 1.75 miles East of the City of Cle Elum, on the North side of Airport Road, located in a portion of Section 29, T20N, R16E, WM, Kittitas County, Washington (Map Number 20-16-29050-0001). He said the Planning Commission held an open record hearing and passed a motion by a vote of 5-1 to forward a recommendation of approval for the Airport Highlands Preliminary Plat (P-07-29).

Commissioner Crankovich moved to approve the Airport Highlands Preliminary Plat (P-07-29) and direct staff to prepare enabling documents.

Commissioner Crankovich noted the County does not enforce covenants and referenced letters from the Department of Archaeology & Historic Preservation and the Department of Ecology. Chairman McClain questioned access on Lot A-1. Commissioner Bowen said he would support the request as long as access to Lot A-1 is referenced in the enabling documents.

Motion carried 3-0.

BOARD ASSIGNMENTS 2008 COMMISSIONER ASSIGNMENTS COMMISSIONERS

Commissioner Bowen moved to approve the 2008 Commissioner Assignments as amended. Commissioner Crankovich seconded. Motion carried 3-0.

MISCELLANEOUS

RESOLUTION 2008-01 PROPERTY PURCHASE- 1008 E. 8TH AVE. COMMISSIONERS

Commissioner Crankovich moved to approve Resolution No. 2008-01, Confirming Approval of the Purchase of Certain Real Property and Naming a Board Designee to Sign All Necessary Documents Associated, upon receipt from the Prosecutor's office correcting the spelling of Commissioner Crankovich's name and the correct vote of 3-0 instead of 2-0 at the public hearing. Commissioner Bowen seconded. Motion carried 3-0.

EXECUTIVE SESSION - NONE

ADJOURNMENT

Commissioner Crankovich moved to adjourn the meeting at 10:50 a.m. Commissioner Bowen seconded. Motion carried 3-0.

Meeting adjourned at 10:50 a.m.

CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Julie A. Kjorsvik

Mark McClain, Chairman