

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

**TUESDAY**

**2:00 P.M.**

**JANUARY 15, 2008**

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

Others: Julie Kjorsvik, Clerk of the Board; Kelly Carlson, Administrative Assistant/Airport Manager; Brandon Drexler, Public Works Director; Mackenzie Moynihan, CDS Staff Planner; Dan Valoff, CDS Staff Planner; Darryl Piercy, Director of Community Development Services and approximately 7 members of the public.

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**PUBLIC HEARING                      HIGH VALLEY RANCHETTES PLAT AMENDMENT                      CDS**

At approximately 2:00 p.m. **CHAIRMAN McCLAIN** opened the continued public hearing continued from December 18, 2007 to consider the High Valley Ranchettes Plat Amendment. He noted the record was closed.

He noted receipt of an email from Attorney Steve Lathrop noting that although he realizes the record is closed, he requested that the hearing be continued to February 19, 2008. He indicated he was not available to attend the hearing and neither was Mr. Dave Duncan.

**COMMISSIONER BOWEN** moved to continue the public hearing to Tuesday February 19, 2008 at 2:00 p.m. in the Commissioners Auditorium. **CHAIRMAN McCLAIN** seconded.

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**PUBLIC HEARING                      MARKUS SHORT PLAT APPEAL                      PUBLIC WORKS**

At approximately 2:02 p.m. **CHAIRMAN McCLAIN** opened public hearing continued from December 18, 2007 to consider the Apple Tree Plat Alteration. He noted the record was closed.

**CHAIRMAN McCLAIN** announced Commissioner Crankovich is out ill and asked the appellant if they would like to continue the hearing to allow for the entire Board to make their decision.

**JACK HENRY, APPELLANT** said they would rather wait until the full Board is available.

**COMMISSIONER BOWEN** moved to continue the Markus Short Plat Appeal Hearing to Tuesday February 5, 2008 at 2:00 p.m. in the

Commissioner's Auditorium, noting the record is closed. **CHAIRMAN McClain** seconded. Motion carried 2-0.

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**PUBLIC HEARING**

**APPLE TREE PLAT ALTERATION**

**CDS**

At approximately 2:07 p.m. **CHAIRMAN McClain** opened the public hearing continued from January 2, 2008 to consider the Apple Tree Plat Alteration. He noted the record was closed.

**DAN VALOFF, CDS STAFF PLANNER** referenced an email that was sent from Mike Murphy to Neil Caulkins dated January 7, 2008 relating to deeds granting certain easements. He said the Prosecutor's office reviewed documents and existing easements are said they are not restrictive and appear to be a benefit to Sapphire Skies to provide secondary access.

**COMMISSIONER BOWEN** noted the current plat note said there would be no secondary access. **MR. VALOFF** said in order for access to be continued the applicant would have to go through a plat alteration process, in which they are doing. **COMMISSIONER BOWEN** noted the access is to be gated with a Knox box for emergency access use only. **MR. VALOFF** said it is within the BPA easement the applicants would need to submit an application for BPA's review and their approval and could be a condition placed by the Board if they approved the request.

**COMMISSIONER BOWEN** noted the Board supports public safety and hoped it would not come back in front of the Board requesting a secondary full access in the future.

**COMMISSIONER BOWEN** moved to approve the Apple Tree Plat Alteration, to be used for emergency access only. **CHAIRMAN McClain** seconded. Motion carried 2-0.

**MR. MURPHY** referenced suggested language they proposed at the previous hearing relating to the secondary access being used for emergency access only and not for primary access. **MR. PIERCY** said the Board's motion could specifically address emergency access only for the plat note. **MR. MURPHY** said they were trying to be more precise with their proposed language.

**CHAIRMAN McClain** moved to continue the public hearing to Tuesday February 5, 2008 at 10:00 a.m. and to direct staff to prepare enabling documents. **COMMISSIONER BOWEN** seconded. Motion carried 2-0.

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**PUBLIC HEARING**

**SUNCADIA PERFORMANCE GUARANTEE**

**PUBLIC WORKS**

At approximately 2:25 p.m. **CHAIRMAN McCLAIN** opened the continued public hearing from January 2, 2008, to consider a request for Suncadia's Performance Guarantee Revisions/Modifications to review JELD-WEN's contractual obligation from past Performance and General Guarantees and extension of Resolution No. 2006-150 to 2008. He noted the record was closed.

**BRANDON DREXLER, PUBLIC WORKS DIRECTOR** said they received an email from Suncadia requesting the public hearing be continued to February 5, 2008 after their special progress report with the Board of County Commissioners regarding the Master Planned Resort.

**COMMISSIONER BOWEN** moved to continue the public hearing to Tuesday February 5, 2008 at 2:00 p.m. in the Commissioners Auditorium. **CHAIRMAN McCLAIN** seconded. Motion carried 2-0.

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**LEASE****AIRPORT****PUBLIC WORKS**

At approximately 2:27 p.m. **CHAIRMAN McCLAIN** opened the Public Hearing continued from January 2, 2008 to consider a Lease within the Kittitas County Airport Binding Site Plat Lot C017 in Section 25, Township 18, Range 18, Kittitas County.

**KELLY CARLSON, AIRPORT MANAGER** presented the Board with a signed Lease Agreement with Nash Creek Companies, Inc. She said the previous hearing was continued for additional review by staff and the Prosecutors office. The Prosecutors office has approved the Agreement. She addressed the CPI's and how they average increases in order to be fair for all leases with the County. She also addressed questions raised by Chairman McClain including the maintenance, storage, environmental protection requirements, clean up on property, insurance coverage requirements and limits. **CHAIRMAN McCLAIN** said he was uncomfortable with the minimum amount of insurance and would like to re-negotiate for a much higher amount. **COMMISSIONER BOWEN** explained that while he values the comments made by Chairman McClain, he did not want to lose sight of the economic development side of what they are trying to do out at the airport and did not want to hold it up for insurance purposes since the County has been using these leases in the past.

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

**COMMISSIONER BOWEN** moved to approve a Lease Agreement between Kittitas County and Nash Creek Companies, Inc. for Lot C-17 located within the Bowers Field Airport Industrial Area (174,240.00 square feet), from February 1, 2008 through January 31 2043. **CHAIRMAN McCLAIN** seconded.

**CHAIRMAN McCLAIN** suggested doing an addendum to the Lease for insurance purposes. **COMMISSIONER BOWEN** said he didn't want to invalidate Chairman McClain's concerns, but regardless of what were to occur Kittitas County would be a defendant in any type of lawsuit anyways.

Motion carried 2-0.

Meeting adjourned at 2:45 p.m.

**CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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**Julie A. Kjorsvik**

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**Mark McClain, Chairman**