

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

**TUESDAY**

**2:00 P.M.**

**JULY 01, 2008**

Board members present: Chairman Mark McClain; Vice-Chairman Alan Crankovich and Commissioner Linda Huber.

Others: Mandy Robinson, Deputy Clerk of the Board; Kelly Carlson, Administrative Assistant/ Airport Manager; Jim Van De Venter, Interim Public Works Director; Neil Caulkins, Deputy Prosecutor; Darryl Piercy, Director of Community Development Services; and twelve members of the public.

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**PUBLIC HEARING**

**AIRPORT LEASE LOT-H**

**PUBLIC WORKS**

At approximately 2:00 p.m. **CHAIRMAN MARK McCLAIN** opened a public hearing to consider the lease of Lot H-35 of the Kittitas County Airport Binding Site Plan in Section 25, Township 18, Range 18, Kittitas County, Washington.

**KELLY CARLSON, AIRPORT MANAGER** indicated that Public Works was requesting the Board to consider a lease within the Airport Binding Site Plan specifically Lot H-35 (0.15 Acres-6534.00 Sq Ft). Ms. Carlson explained that his request was for a 25 year lease for this lot in order to build a clear span hangar and since the hangar is new construction and aviation related a 25-year term is acceptable. Ms. Carlson indicated that draft building plans were submitted to Public Works, and a form 7460-Notice of Proposed Construction was sent to the Federal Aviation Administration and an approval has been received. She indicated that Mr. Groseclose has submitted a letter to the County that specifies certain points he would like to negotiate. She indicated that she had enclosed Mr. Groseclose's letter for the Boards review, as well as an updated lease and a drawing for the record.

**JIM GROSECLOSE, APPLICANT** expressed concern for how the numbers are compiled for lease rates. He questioned what comparisons were done and suggested seven cents a square foot instead of twelve cents which is the current rate. He indicated that making the land a full service lot would be beneficial to the County meaning include water, electric & sewer. He also expressed concern over the lack of fire protection and included that it's not an "all weather" airport. Mr. Groseclose expressed concern over there being no location to wash and do maintenance on the planes.

**THOSE PRESENT & TESTIFYING: VIRGIL THOVSON, LESSEE** expressed concern over the language in the lease. He indicated that the language pertaining to the County has the ability to terminate the lease at anytime needs to be taken out, as well as the calculations are not uniform. He expressed a concern for reasonable accommodations to be made. Mr. Thovson discussed the concerns of other lease holders regarding concern over cost and maintenance.

**JACK DUGAN, LESSEE** expressed concern over the liability insurance and the rise in cost. He spoke to the lease regarding the "128 day clause" and expressed concern regarding the advice from the Prosecutors Office pertaining to the clause. He felt after reviewing the language in the lease there were many inconsistencies.

**SHAN ROWBOTHAM, AIRPORT ADVISORY MEMBER** thanked the Commissioners for the opportunity to comment. He indicated that the Airport has a good reputation and understands that surveys are all over the Board for square footage charges. He indicated that the Public Works Department does what they can for the Airport and are doing a good job with what they have.

**DAN NOWENS, LESSEE** indicated that he was considering a lease of County property as well, so he can build his own T-Hangar instead of using the run down County ones, but the lease would have to be at the right price. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**CHAIRMAN McCLAIN** questioned the 128 day termination language. **NEIL CAULKINS, DEPUTY PROSECUTOR** indicated that the language is included as a safety for the County. He indicated that it's if the County has to terminate for good reason. He explained that there has to be a way for landlords to terminate the lease if need be. **CHAIRMAN McCLAIN** expressed interest in having language added to say "for good cause". He indicated that way if you need to vacate the property it's for a work/maintenance project to be done. He expressed concern over the insurance questions that came up. **NEIL CAULKINS, DEPUTY PROSECUTOR** indicated that the prices for the insurance came from a recommendation from the insurance pool. **CHAIRMAN McCLAIN** questioned the applicant on issues pertaining to ground vehicles. **JIM GROSECLOSE, APPLICANT** indicated he had no issues with ground vehicles, he expressed his feelings on ground vehicles and stated that he felt if it could be done then it should be done, especially if it assists in the life of the area. **CHAIRMAN McCLAIN** questioned Mr. Caulkins regarding how long it would take to draft new language, and questioned whether it could be done by the next Agenda. He asked staff if they felt they could prepare the document with the changes and present it to the applicant prior to the next agenda. **NEIL CAULKINS, DEPUTY PROSECUTOR** indicated that it could be done.

**KELLY CARLSON, AIRPORT MANAGER** addressed the questions regarding where the rate comes from and indicated that the costs are also affiliated with maintenance expenses and noted it was approved and accepted in the County's ten year plan. She indicated that industrial and Ag leases are what supports the Airport. She explained that currently with the monies coming in they are only enough to "Band-Aid" things at the Airport, and what we really need is to fund repairs the facility. She said there are some utilities out there presently and they are working on getting full utilities, but are currently working with the City and UGA. She explained that they need to be inside the UGA in order to get the utilities at the Airport.

**COMMISSIONER CRANKOVICH** moved to continue the Public Hearing to July 15, 2008 at 2:00 pm in the Commissioners Auditorium Room 109, 205 West Fifth Street, Ellensburg, WA 98926. noting the record was closed, and directed staff to make the suggested language changes to the lease. **COMMISSIONER HUBER** seconded. Motion carried 3-0.

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**PUBLIC HEARING                      CONSIDER SUSPENSION OF 2008 COMP PLAN                      CDS**

At approximately 2:51 p.m. **CHAIRMAN McCLAIN** opened a public hearing to consider proposed suspension of the 2008 Kittitas County Comprehensive Plan Amendment Process.

**DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES** reviewed a staff report. He explained the Comprehensive Plan Process and indicated that the Kittitas County Comprehensive Plan provides for an annual process to docket proposed changes to the Comprehensive Plan and Land Use Map for consideration by the Board of County Commissioners. He explained that at the present time Kittitas County is currently attempting to demonstrate compliance with two separate Eastern Washington Growth Management Hearings Board decisions regarding the Comprehensive Plan and the Development Code. He added that Kittitas County has filed suit in Superior Court regarding elements of each of the decisions from the Hearings Board. In closing he explained that the amendment to the Comprehensive Plan without a final decision in the matters before the Hearings Board and the Court could potentially have a negative impact on the outcomes of these actions. He explained that this year there are ten applicants for the 2008 docketing deadline, and pending the outcome of the two issues in court at the present time, they could end up potentially owing a lot of refunds. **MR. PIERCY** explained that they may not be able to process the applications as usual if the Board chooses to suspend the process and they need to make the applicants aware of that as well as decide how they are going to handle the after-math of the decision, if that's the route the Board decides to take. He explained that they normally don't offer refunds but

indicated that he would support only under these circumstances a onetime refund.

**THOSE PRESENT & TESTIFYING: DAVID TAYLOR** indicated he was opposed to the Commissioners suspending the 2008 Comprehensive Plan. He reviewed many reasons as to why, but indicated that he supports Mr. Piercy's thoughts as far as the decision needs to be all or nothing, not just partial suspensions. He indicated that there was an e-mail from Staff Planner Scott Turnbull indicating a possible seven day grace period regarding the Comp Plan Amendments.

**MIKE SMITH, CITY OF ELLENSBURG** indicated that the City has requested two dockets this year. He explained that there are not a lot of differences between the two applications. He explained that his first request was to get the Urban Growth Area (UGA) changed. He said that currently Bowers Field is on the other side of the UGA and bringing it into the UGA would assist the County with a lot of pending projects. He explained that the second docket was concerning the Capital Facilities projects and expressed concern over the funding for the Capital Facilities projects and indicated that if those projects are put off, funding could be jeopardized.

**BRYAN MURPHY, DOCKET APPLICANT** expressed his opposition to the 2008 Comprehensive Plan to be suspended, and asked the Commissioners to move forward.

**CATHERINE CLERF, CITIZEN** indicated that we are dealing with something we have never dealt with before and felt there was a lot of gray area. She expressed that she has many mixed feelings over the decision, but indicated the County needs to move forward and follow the docketing process.

**ANNE WANTANABE, R&R HEIGHTS LAND CO.** indicated that she has a lot of issues right now with what's being proposed before the Board. She provided a letter to the Board and reviewed it for the record. She indicated that given the history of the County it should move forward. She expressed concern over the time sensitivity of the County coming into compliance with the Growth Management Hearings Board Order. She indicated her support for the County not wanting to make a decision with the "stay" in place.

**THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES** indicated that today's hearing was intended so that it didn't appear that the County was leading people down the wrong path. He indicated the County was hoping to have a decision by the end of the month from the Hearings Board, but until then we don't know what the future

will hold. He indicated that staff will look for the e-mail referred to by Staff Planner Scott Turnbull and if it exists, they will provide it for the Commissioners.

**NEIL CAULKINS, DEPUTY PROSECUTOR** indicated that at this point we have not heard anything from the Growth Management Hearings Board, and until we do there is no way to know what direction they will go.

**COMMISSIONER CRANKOVICH** thanked everyone for coming in today and indicated that it appeared from all the testimony that those present to testify were in favor of taking a risk and willing to move forward if the Board chooses to go that route.

**COMMISSIONER HUBER** agreed with Commissioner Crankovich and indicated that there will not be any promises that they will get the outcome they are hoping for, it will just depend on the outcome of the Hearings Board.

**COMMISSIONER CRANKOVICH** moved to take no action on the 2008 Comprehensive Plan amendments. **COMMISSIONER HUBER** seconded. Motion carried 3-0.

**COMMISSIONER CRANKOVICH** indicated that if the E-mail exists from the Staff Planner, then the Board will allow an extension on the filing of the 2008 Comprehensive Plan amendments to July 15, 2008 at 5:00 p.m.

Meeting adjourned at 3:32 p.m.

**DEPUTY CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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**Mandy Robinson**

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**Mark McClain, Chairman**