

**COMMISSIONERS' MINUTES  
KITITAS COUNTY, WASHINGTON  
COMMISSIONERS CONFERENCE ROOM  
SPECIAL MEETING**

**WEDNESDAY**

**10:00 A.M.**

**MAY 19, 2010**

Board members present: Vice-Chairman Paul Jewell and Commissioner Alan Crankovich. Chairman Mark McClain absent.

Others: Catherine Dunn, Deputy Clerk of the Board; Greg Zempel, Prosecutor; Neil Caulkins, Deputy Prosecutor; Kirk Holmes, Director of Public Works and Interim Community Development Services Director; Anna Nelson, GordonDerr Contract Planner.

**SPECIAL MEETING            TEANAWAY SUBAREA PLAN DISCUSSION            COMMISSIONERS**

At 10:00 a.m. **Chairman McClain** opened a special meeting to discuss the Teanaway Subarea Planning Process.

**Prosecutor Greg Zempel** reported that Ellensburg Police Department had held an investigation of the alleged theft of public documents and have given their report to the Prosecutor's office. He said two individuals will be charged with crimes on May 25, 2010. The Prosecutor's office has spoken with their attorneys, and the individuals will be charged with either a felony or gross misdemeanor crime, depending on the outcome of the talks with the attorneys. He said the corporation involved was not linked to the crimes.

**Vice-Chairman Jewell** asked where to go from this point. **Commissioner Crankovich** said he did not want to have the subarea process tainted and some more consideration is needed. He said he would like to delay any decision until after the charging. **Vice-Chairman Jewell** asked what he meant by "tainted", now that the investigation was over and a clear road is ahead. **Commissioner Crankovich** said the decision to bring charges is going to weigh heavily in the process and in the minds of the public participants. **Vice-Chairman Jewell** said there was nothing in the documents that would have any effect on the process. **Commissioner Crankovich** replied that people would think this was strung together with the Teanaway Solar Reserve project, the Teanaway Road Improvement monies as it is.

**Deputy Prosecutor Neil Caulkins** said there is a concern when there is an improper interest by a corporation, but in this case the concerns are allayed. He said a relationship based on a number of

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items of trust may be violated, but that is not a problem now, after the investigation is over. He went on to say that this is a great opportunity with American Forest Land Company paying for the subarea with no predetermined end, although they have unveiled their vision. He said that at some level, some perception would undermine the process. The Prosecutor's office has done their due diligence and wants to go forward with the process.

**Anna Nelson, GordonDerr Contract Planner,** said American Forest Land Company had talked to her earlier about a June docketing for the Comprehensive Plan amendment process, but she had no ideas of their plans now.

**Kirk Holmes, Public Works/CDS Interim Director,** said if the process is reinitiated American Forest Land Company may not be part of the process. **Vice-Chairman Jewell** asked if there was still some of their funds with the County. **Anna Nelson** replied that there was a small amount, but even before the investigation, they had talked about changing the Memorandum of Understanding (MOU).

**Vice-Chairman Jewell** said that David Bowen has been in the Board's office looking for information, but we have had nothing to tell him.

**Kirk Holmes** said the County could close the MOU or keep it in place and amend it.

**Prosecutor Greg Zempel** said that Commissioner Crankovich is right about a segment of the population thinking all the Teanaway projects are linked and he said he liked the idea of strengthening the MOU and using someone else's money to plan for the subarea. He said based on the evidence now, the corporation has clean hands and the County is re-engaging and the process is going along. He said AFLC is a financial partner in regulated planning. He said either the Subarea Plan fits or it doesn't fit.

**Vice-Chairman Jewell** said the Subarea Plan will be controversial as the Teanaway Valley is important to a lot of people.

**Director Kirk Holmes** said administrative segregations will happen and the Subarea Plan will give the County control.

**Commissioner Crankovich** said water is key - you either have it or you don't. He said that the Teanaway Valley won't be included in the Water Bank.

**Vice-Chairman Jewell** said the Department of Ecology is aware of AFLC's water rights. He said the "do nothing" and "AFLC plan" won't come from this process. He said he was comfortable with going

forward with the process. He said it was too good of an opportunity.

**Commissioner Crankovich** said the process is controversial. He said the education portion is lacking. **Vice-Chairman Jewell** said not for lack of trying. He said **Contract Planner Anna Nelson** kept trying to explain that there was no project, to those persons testifying they were against the "project".

**Ms. Nelson** asked if there was anything more she could provide? She said if the Board decides to move forward, she could get the word out to those who subscribes through the auto notice program. She said that would get to many people.

**Commissioner Crankovich** asked that this subject be included on the next study session agenda.

The meeting was adjourned at 10:25 a.m.

DEPUTY CLERK OF THE BOARD



Catherine Dunn

KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON



~~Mark McClain, Chairman~~

