

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

**TUESDAY**

**2:00 P.M.**

**JANUARY 3, 2012**

Board members present: Chairman Paul Jewell, Vice-Chairman Alan Crankovich and Commissioner O'Brien.

Others: Julie Kjorsvik, Clerk of the Board; Dan Valoff, Staff Planner; Jeff Watson, Staff Planner; Kelly Carlson, Administrative Assistant/Airport Manager; and 5 members of the public .

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**PUBLIC HEARING**

**OPEN SPACE APPLICATIONS**

**COMMISSIONERS**

At 2:00 p.m. **COMMISSIONER JEWELL** opened a Public Hearing to consider six Current Use Open Space applications.

**JEFF WATSON, STAFF PLANNER** reviewed six Open Space Current Use applications along with Staff and Planning Commission's recommendations including: OC-10-00005 Henderson, OC-10-00006 Henderson, OC-10-00007 Swauk Pines, OC-10-00008 Coehorts, OC-10-0009 Coe and OC-10-00010 Brunson. He indicated the details and justifications were outlined within the Staff Report, Planning Commission minutes along with their findings. **COMMISSIONER CRANKOVICH** questioned the process being done in accordance with Resolution No. 94-25, noting how the County does not currently have a Public Benefit Rating System in place.

**JAMES HENDERSON, APPLICANT** said none of the properties in question are being farmed and have been left to as close to the native condition as possible. He said he resides on the property, which is partially developed. **COMMISSIONER JEWELL** said by granting the application, it lowers the assessment rate and tax benefit and questioned what the public benefit is. **MR. HENDERSON** said the benefit for application OC-10-00005, is for animals and wildlife which he considers to be a benefit to the public. He said they occasionally knock the grass down, but it's more for a conservation standpoint. **COMMISSIONER O'BRIEN** asked if there was public access to the property to be used as a public benefit. **MR. HENDERSON** said there was no public access to it, but although the doors aren't open to the public, he has put in time to keep it in its native form. He does not intend on changing the way the property has been managed in fact, he tries to plant at least 50 pine trees each year because he wants to enhance the wildlife. He reviewed application OC-10-0006 and said the

application meets the criteria in instead of making money off of his property as he could do he has chosen to keep it for wildlife and conservation for habitat. **COMMISSIONER JEWELL** said the applicant could easily qualify for agriculture, but he seems to be passionate about habitat conservation which makes for an interesting application.

**BRUCE COE, REPRESENTING HIS APPLICATIONS (OC-10-00007, OC-10-00008 and OC-10-00009)** and asked if the Board had been provided copies of the additional information he previously submitted. The Board did not have a copy of what he referenced and Mr. Coe said he would provide one following the hearing. He questioned if it was a closed or open record hearing. **COMMISSIONER JEWELL** said it was an open record hearing. **MR. COE** referenced the Open Space Taxation Act, it's Legislative intent and whether the public should have access to it. He stated he wanted to conserve the land and try to keep it from being further developed. He said the property is in the red zone as referenced by the Department of Ecology. He reviewed various reasons to approve their Open Space applications. He said the public benefit states that anything which can improve the benefits to fish, wildlife, clean air, clean water, etc. should be considered as Open Space. He submitted copies of information into the record for the Board's consideration. **BETH HENDERSON-BRUNSON** said their property has been in their family since 1954 and they have always paid their taxes. She said they are trying to conserve their property for the public benefit and have not denied people coming up there, but do command respect as they take pride in taking care of the animals. She said the adjacent property has a Native American cemetery on it and by leaving theirs as much native as possible, it would easily blend in with it which is a public benefit. She said it was not for the money, but they are trying to leave it the way it is for future generations.

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

**COMMISSIONER JEWELL** said there was a question if a portion of a parcel or the entire parcel needed to be designated.

**COMMISSIONER O'BRIEN** moved to continue the Public Hearing to January 18, 2012 at 2:00 p.m. to allow for additional time to review the information that was provided. **COMMISSIONER CRANKOVICH** seconded. Motion carried 3-0.

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**PUBLIC HEARING**

**TWIN CITY FOODS LEASE**

**PUBLIC WORKS**

At 3:20 p.m. **COMMISSIONER JEWELL** opened a Public Hearing to consider a Lease with Twin City Foods for property located at Hansen Pit.

**KELLY CARLSON** reviewed a ten-year lease with Twin City Foods for County property located at Hansen Pit, which is to be used for agriculture purposes only. She said staff was recommending approval of the proposed lease agreement.

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

**LEASE**

**TWIN CITY FOODS**

**PUBLIC WORKS**

**COMMISSIONER CRANKOVICH** moved to approve a Lease Agreement between Kittitas County and Twin City Foods, for property located at Hansen Pit, for a ten-year period beginning December 1, 2011 through November 30, 2021, noting re-negotiations will be at the end of five years. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

**PUBLIC HEARING**

**LEASE AIRPORT PROPERTY H-37**

**PUBLIC WORKS**

At 3:21 p.m. **COMMISSIONER JEWELL** opened a Public Hearing to consider a Lease for Lot H-37 at the Kittitas County Airport Binding Site Plan, as well as a Termination of Lease for said lot.

**KELLY CARLSON, ADMINISTRATIVE ASSISTANT/AIRPORT MANAGER** reviewed a proposed Lease Agreement with Chris Pratz, for approximately 6,340.20 square feet, or .15 acres, for a twenty five year period beginning February 1, 2012. She said property is currently being leased by Gerald & Barbara McCullough, and they are in the process of selling his aircraft hangar to Mr. Pratz. She said the lease termination would be contingent upon obtaining financing, which has been secured, based upon the Lease Agreement.

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

**LEASE**

**TERMINATION - McCULLOUGH**

**PUBLIC WORKS**

**COMMISSIONER CRANKOVICH** moved to approve a Termination of Lease between Kittitas County and Gerald D. McCullough and Barbara J. McCullough. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

**LEASE**

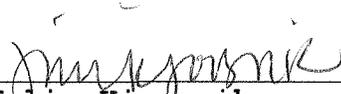
**CHRIS PRATZ**

**PUBLIC WORKS**

**COMMISSIONER CRANKOVICH** moved to approve a Lease Agreement between Kittitas County and Chris Pratz, for Lot H-37 of the Kittitas County Airport binding Site Plan in Section 25, Township 18, Range 18, containing approximately 6,340.20 square feet or .15 acres, for a 25 year term commencing February 1, 2012. **COMMISSIONER O'BRIEN** seconded. Motion carried 3-0.

The meeting was adjourned at 3:27 p.m.

**CLERK OF THE BOARD**

  
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**Julie Kjorsvik**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

  
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**Paul Jewell, Commissioner**