

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

**TUESDAY**

**2:00 P.M.**

**FEBRUARY 21, 2006**

**CALL TO ORDER**

Chairman David Bowen called the meeting to order at 2:00 P.M.

Board members present: Chairman David Bowen, Vice-Chairman Alan Crankovich, and Commissioner Perry Huston.  
Others present: Darryl Piercy, Director of Community Development Services; Allison Kimball, Community Development Services Assistant Director; Mandy Weed, Administrative Assistant; Joanna Valencia, CDS Staff Planner; Marco Rains, CDS Staff Planner; Noah Goodrich, CDS Staff Planner; Scott Turnbull, CDS Staff Planner; Mary Rill, CDS Permit Technician; Scott Bradshaw, Director of Public Works; Lori Nikolas, Building Inspector; Daniel Davis, Department of Public Works; Walter Thorpe, Department of Public Works; Amber Allen, Permit Technician; Jim Hurson, Prosecuting Attorney; Neil Calkins, Deputy Prosecuting Attorney; Iris Rominger, Assessor; Marsha Weyand, Administrative Assistant; Tom Swenson, Director of Maintenance; Duke Senter, Computer Services; Nancy Goodloe, Director of Public and Environmental Health; Lynn Bomgrebe, Public Health Department; Megan Calais, Deputy Clerk of the Board; Judy Pless, Budget and Finance Director; and approximately 25 members of the public.

**INTRODUCTION OF NEW COUNTY EMPLOYEES**

Allison Kimball, CDS Assistant Director, introduced Mary Rill, as their new permit technician.

**PROCLAMATIONS - none**

**AWARDS AND RECOGNITIONS**

Commissioner Huston moved to approve Board signature on a Certificate of Appreciation to John Nixon for over 21 Years of dedicated service with the Kittitas County Department of Public Works.  
Vice-chairman Crankovich seconded. Motion carried 3-0.

Vice-Chairman Alan Crankovich moved to approve Board signature on two Certificates of Recognition to Daniel Davis for his acknowledgment by the International Code Council as a Commercial Mechanical Inspector, and as a Mechanical Plans Examiner.  
Commissioner Perry Huston seconded. Motion carried 3-0.

Vice-Chairman Alan Crankovich moved to approve Board signature on a Certificate of Recognition to Walter Thorpe for his acknowledgment by the International Code Council as a Certified Commercial Building Inspector.  
Commissioner Perry Huston seconded. Motion carried 3-0.

Vice-Chairman Alan Crankovich moved to approve Board signature on a Certificate of Recognition to Amber Allen for her acknowledgment by the International Code Council as a Certified Permit Technician.  
Commissioner Perry Huston seconded. Motion carried 3-0.

Vice-Chairman Alan Crankovich moved to approve Board signature on a Certificate of Recognition to Lori Nikolaus for her acknowledgment by the International Code Council as a Certified Commercial Building Inspector.  
Commissioner Perry Huston seconded. Motion carried 3-0.

Vice-Chairman Alan Crankovich moved to approve Board signature on a Certificate of Recognition to Michael Burtness for his 17 years of service to Kittitas County Community Development Services.  
Commissioner Perry Huston seconded. Motion carried 3-0.

## APPROVAL OF AGENDA

Chairman Bowen noted the following additions and changes to the agenda: Item "E" under Consent had been moved to Board Discussion and Decision, Item "Q", and an addition to Administrative Matters for a Request to Set a Public Hearing. Commissioner Perry Huston moved to approve the agenda as amended. Vice-Chairman Alan Crankovich 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 upon by one motion with separated discussion to the extent of any items were removed from the Consent Agenda at the request of a Board member.

Chairman David Bowen noted the move of Consent Item "E" to Board Discussion and Decision and an addition to Administrative Matters. Commissioner Perry Huston moved to approve agenda as amended. Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

## Minutes

1-30-06	Regularly Scheduled Meeting	BOCC/DPW
2-1-06	Special Meeting	BOCC/HR
2-6-06	Regularly Scheduled Meeting	BOCC/Department Heads
2-7-06	Regularly Scheduled Meeting	BOCC Agenda Session
2-7-06	Special Meeting	BOCC/Public Hearing
2-9-06	Regularly Scheduled Meeting	BOCC/Solid Waste
2-10-06	Regularly Scheduled Meeting	BOCC/Management Team
2-12-06	Regularly Scheduled Meeting	BOCC/Board of Health
2-13-06	Regularly Scheduled Meeting	BOCC/Department Heads
2-13-06	Special Meeting	BOCC/Budget and Finance
2-14-06	Special Meeting	BOCC/Upper District Court
2-14-06	Special Meeting	BOCC/Commissioners

## ACKNOWLEDGEMENT

## WASPC TRAFFIC SAFETY GRANT

SHERIFF

Acknowledge the annually awarded Washington Sheriff's and Police Chief's Traffic Safety Grant (Grant #CFDA#20.604) used for various equipment, supplies and projects that support traffic safety, specifically one new hand-held radar and Law Enforcement trading cards with a traffic safety message.

## SET OPEN RECORD HEARING

## MOUNTAINSTAR PHASE 1

CDS

Approve setting an Open Record Hearing for March 7, 2006 at 2pm, in the Commissioners' Auditorium, Room 109, in the Kittitas County Courthouse, to consider Alterations to the MountainStar Phase 1, Division 1A Plat of the Suncadia Master Planned Resort, and to direct staff to publish said notice.

## SET CLOSED RECORD HEARING

## RONALD MILL SITE #1/TEANAWAY RIDGE

CDS

Approve setting a Closed Record Hearing for March 7, 2006 at 2:00 p.m., in the Commissioners' Auditorium, Room 109, Kittitas County Courthouse, to consider the Ronald Mill Site #1 and Teanaway Ridge LLC Rezone (Z-05-21) from General Industrial to General Commercial, located north of SR 903, in Ronald, Washington.

## SET CLOSED RECORD HEARING

## CHAMBERLIN REZONE

CDS

Item "E" was moved to Board Discussion and Decision, Item "Q".



**SET PUBLIC HEARING****IRRIGATION FRANCHISE****CDS**

Approve setting a Public Hearing on Tuesday, March 7, 2006, at 4:00 p.m., in the Commissioners' Auditorium, room 109, in the Kittitas County Courthouse, to consider an Irrigation Franchise with Eastside Development, Inc., for the subdivision of Grasslands Park, and authorize staff to publish said notice.

**SET PUBLIC HEARING****IRRIGATION FRANCHISE****CDS**

Approve setting a Public Hearing on Tuesday, March 7, 2006, at 4:00 p.m., in the Commissioners' Auditorium, room 109, in the Kittitas County Courthouse, to consider an Irrigation Franchise with Eastside Development, Inc., for the subdivision of Green Trail Estates, and authorize staff to publish said notice.

CORRESPONDENCE – none

**ADMINISTRATIVE MATTERS****SET PUBLIC HEARING****AMEND 2005 PUBLIC HEALTH BUDGET****AUDITOR**

Vice-Chairman Alan Crankovich moved to approve setting a Public Hearing to consider an amendment to the 2005 Public Health Budget in the amount of \$83,250.00, on Tuesday, March 7, 2006, at 4:00 p.m., in the Commissioners' Auditorium, room 109, in the Kittitas County Courthouse, and direct staff to publish said notice.  
Commissioner Perry Huston seconded. Motion carried 3-0.

**BOARD DISCUSSION/DECISION ITEMS****SET PUBLIC HEARING****KITTITAS VALLEY WIND POWER PROJECT****CDS**

Commissioner Perry Huston moved to approve setting of a Public Hearing (continued from February 7, 2006) to consider the Kittitas County Wind Power Project on Wednesday, March 29, at 6:00 p.m., in the Home Arts Building at the Kittitas County Fairgrounds, 512 N. Poplar Street, Ellensburg, Washington, regarding the Kittitas County Wind Power Project Application (Number Z-05-22) and to consider the recommendations, Findings of Fact, and Conclusions at Law from the Kittitas County Planning Commission; and authorize staff to publish said notice. Chairman David Bowen noted that public will have an opportunity to testify at the continued public hearing.  
Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

Mr. Jeff Slothower expressed his desire for better management of the time in which the applicant takes to present their project, as it took much longer than necessary at the start of the last public hearing, not taking the public's time to speak under consideration if they wished.

**CHANGE ORDER****COURTHOUSE ROOF PROJECT****MAINTENANCE**

Vice-Chairman Alan Crankovich moved to approve and authorize the Chairman's signature on Change Order #3 for the Courthouse Roof Contract with M.G. Wagner Co., Inc., subsequent to changes in the necessity for sealing and waterproofing of the portion of the roof atop of the Lower District Court wing of the Kittitas County Courthouse, saving the County approximately \$2,086.00.  
Commissioner Perry Huston seconded. Motion carried 3-0.

**CONTRACT****CDBG GRANT****HOPESOURCE**

Vice-Chairman Alan Crankovich moved to approve and authorize Board signature on Contract No. 06-64006-005, including Attachments 1, 2, and 3, between Kittitas County and HopeSource relating to the CDBG grant. Commissioner Perry Huston abstained given that he is the Vice President of Operations on the HopeSource Board.  
Chairman David Bowen seconded. Motion carried 2-0.

**RESOLUTION 2006-23****2006 TAX LEVIES****ASSESSOR**

Vice-Chairman Alan Crankovich moved to approve and authorize Board signature on Resolution 2006-23 authorizing the Kittitas County Levies for 2006 Tax Collection, as presented by Treasurer Amy Mills.  
Commissioner Perry Huston seconded. Motion carried 3-0.

**RESOLUTION 2006-24****UNCOLLECTABLE PERSONAL PROPERTY****TREASURER**

Commissioner Perry Huston moved to approve and authorize Board signature on Resolution 2006-24, authorizing the cancellation of Uncollectible Personal Property Taxes totaling \$3,414.23, as presented by Assessor Iris Rominger.  
Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

**BOARD APPOINTMENTS****VETERANS ADVISORY BOARD****COMMISSIONERS**

Commissioner Perry Huston moved to approve the appointments to the Kittitas County Veterans Advisory Board and direct staff to notify appointees and Auditor of the Board's decision. The following appointees are: *Upper Kittitas County VF*: Tom Precious and Ray Killian; *VVA*: Billy F. Robins and Larry Meilander; *American Legion, Post 8 Ellensburg*: Fred Gerlach and Charles Barker; *Ellensburg VFW*: Gene Kreycik and Mel Goudge; and *American Legion, Post 206 Upper County*: Ben Butkovich and Skip Brown. The Member-at-Large position appointment will occur at a future board meeting.  
Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

**RESOLUTION 2006-25****TIME & ATTENDENCE SOFTWARE****AUDITOR**

Vice-Chairman Alan Crankovich moved to approve and authorize Board signature on Resolution 2006-25 awarding a bid in the amount of \$32,514.25 for the Time & Attendance Software, and authorize Board signature on a contract for the same, as presented by Judy Pless, Budget and Finance Manager.  
Commissioner Perry Huston seconded. Motion carried 3-0

**ORDINANCE 2006-09****HAMBERLIN REZONE****CDS**

Darryl Piercy, Community Development Services Director, presented an Ordinance adopting the revised findings to Ordinance No. 2004-16 regarding the Hamberlin Rezone as presented to the board in November 2004. This matter had been appealed to the Superior Court, then remanded back to the Board of Kittitas County Commissioners for their review and reconsideration at the direction of the Court.

Mr. Piercy emphasized that it was important that the new Board members have reviewed and become familiar with the complete contents of the record to be able to make an informed decision about this case.

Chairman David Bowen stated that he received the full and complete record, has reviewed all of the documents provided, and feels he has a clear understanding of the documents therein. Vice-Chairman Alan Crankovich stated that he also has reviewed the record as presented and has no questions.

Commissioner Perry Huston moved to approve Board signature on Ordinance 2006-09 for the Hamberlin Rezone Z-2004-16 and amending the Kittitas County Zoning Atlas.  
Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING****LANNIGAN MEADOWS****CDS**

Joanna Valencia, Community Development Services Staff Planner, reviewed a request from Terra Design Works, Inc., an authorized agent for Teanaway Ridge, LLC, who submitted an application for the Lannigan Meadows 14-lot Performance Based Cluster Preliminary Plat (P-05-38) pursuant to Kittitas County Code 16.09 on approximately 21.49 acres. The property is located north of Airport Road and east of the City of Cle Elum and White Road, on Airport Road, Cle Elum, WA, located in the SW ¼ Section 30, T. 20N. R16E, W.M., in Kittitas County. A Mitigated SEPA Determination of Non-Significance was issued by Kittitas

County Community Development Services on January 6, 2006. The Kittitas County Planning Commission held a public hearing on January 24, 2006, and forwarded their recommendation for approval with a 4-0 decision to the BOCC.

Vice-Chairman Alan Crankovich moved to approve the Lannigan Meadows 14-Lot Performance Based Preliminary Plat (P-05-38) and authorize staff to prepare enabling documents for Board signature at the next agenda session. Commissioner Perry Huston seconded. Motion carried 3-0.

**CLOSED RECORD MEETING                      CARMEL VIEWS PRELIMINARY PLAT                      CDS**

Joanna Valencia, Community Development Services Staff Planner, reviewed a request from Oren Development LLC who submitted an application for the Carmel Views 8-Lot Preliminary Plat (P-05-33) on approximately 24.03 acres. The property is zoned Rural-3 and the Comprehensive Plan designation is rural. The property is located southeast of Woods and Steele Road and south of Chandler Road and Revelstoke on Chandler Road, Cle Elum, WA, located in Section 07, T.19N. R15E, W.M., in Kittitas County. This application is categorically exempt from SEPA. The Kittitas County Planning Commission held a public hearing on January 24, 2006, and a continued public hearing on January 30, 2006, and forwarded their recommendation for approval with a 4-0 decision to the BOCC.

Commissioner Perry Huston moved to approve the Carmel Views Preliminary Plat (P-05-33) and authorize staff to prepare enabling documents for Board signature at the next agenda session. Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING                      KELY PRELIMINARY PLAT                      CDS**

Marco Rains, Community Development Services Staff Planner, reviewed a request from Darren Buck, Landowner, who submitted an application for the Kely Preliminary Plat (P-05-27), a plat subdivision of 21 acres into seven three-acre lots. The property is zoned Rural-3 and the Comprehensive Plan designation is Rural. The property is located east of South Cle Elum Ridge Road (Forest Service 3350 Road) and west of Hidden Springs Road, South Cle Elum, located within the NE ¼ of Section 09, T.19N., R.15E, W.M., in Kittitas County. The Kittitas County Planning Commission held a public hearing on January 23, 2006, and forwarded their recommendation for approval with a 3-1 decision the BOCC, following the resolution of access and road improvement issues prior to final approval of the plats.

Commissioner Perry Huston moved to approve the Kely Preliminary Plat (P-05-27) and authorize staff to prepare enabling documents for Board signature at the next agenda session. Vice-Chairman Alan Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING                      WALDENWOODS PRELIMINARY PLAT                      CDS**

Marco Rains, Community Development Services Staff Planner, reviewed a request from Mark and Maria Wald, landowners, who submitted an application for the Waldwoods Preliminary Plat (P-05-32), a plat subdivision of 21 acres into seven three-acre lots. The property is zoned Rural-3 and the Comprehensive Plan designation is Rural. The property is located east of South Cle Elum Ridge Road (Forest Service 3350 Road) and west of Hidden Springs Road, South Cle Elum, located within the NE ¼ of Section 09, T.19N., R.15E, W.M., in Kittitas County. The Kittitas County Planning Commission held a public hearing on January 23, 2006, and forwarded their recommendation for approval with a 3-1 decision the BOCC, following the resolution of access and road improvement issues prior to final approval of the plats.

Vice-Chairman Alan Crankovich moved to approve the Waldwoods Preliminary Plat (P-05-32) and authorize staff to prepare enabling documents for Board signature at the next agenda session. Commissioner Perry Huston seconded. Motion carried 3-0.

**CLOSED RECORD MEETING                      HUNTRICK PROPERTIES PRELIMINARY PLAT                      CDS**

Marco Rains, Community Development Services Staff Planner, reviewed a request from Jeffery Hunter and Kevin Tedrick, landowners, who submitted an application for the Huntrick Properties Preliminary Plat (P-05-29), a plat subdivision of 21 acres into seven three-acre lots. The property is zoned Rural-3 and the Comprehensive Plan designation is Rural. The property is located east of South Cle Elum Ridge Road (Forest Service 3350 Road) and west of Hidden Springs Road, South Cle Elum, located within the NE ¼ of Section 09, T.19N., R.15E, W.M., in Kittitas County. The Kittitas County Planning Commission held a



Jeff Slothower, authorized representative of Sherry Chamberlin, offered suggestions to the Board on how to avoid situations such as these in the future, as an accurate and complete record is critical in making decisions.

Ms. Thompson stated that with the closeness of the Planning Commissions' vote, the Board should consider all of the pro and con comments to make their decision.

Vice-Chairman Alan Crankovich moved to remand the Chamberlin Rezone (Z-05-16) back to the Kittitas County Planning Commission to establish the public hearing portion of the record. Commissioner Perry Huston seconded. Motion Carried 3-0.

**MISCELLANEOUS** – none

**EXECUTIVE SESSION** – none

**ADJOURNMENT**

Vice-Chairman Alan Crankovich moved to adjourn at 3:30 P.M. Commissioner Perry Huston seconded. Motion carried 3-0.

Meeting adjourned at 3:30 P.M.

**DEPUTY CLERK OF THE BOARD**

**KITTITAS COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

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Megan J. Calais

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David B. Bowen, Chairman