

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

MONDAY

1:30 P.M.

MAY 12, 2003

Those in attendance: Commissioners Perry Huston and Bruce Coe.

Others: Shannon Carlson, Deputy Clerk of the Board; Dave Taylor, Director of Community Development Services; John Wolpers, Environmental Health Director; Paul Bennett, Director of Public Works Director; and approximately 5 members of the public.

SPECIAL MEETING EXTENSION OF MORATORIUM-RIDGWAY DEV. PUBLIC WORKS

COMMISSIONER HUSTON opened the meeting at 1:30 P.M. to consider a continuation of the Building Permit Moratorium for the Ringler, Haskel, Irwin, Berry and Ridgway Short Plats.

PAUL BENNETT, DIRECTOR OF PUBLIC WORKS gave a staff report referenced attachments prepared for today's meeting. Mr. Bennett gave several options to the issues that lie within the Ridgway Development: 1). Set a Public Hearing to continue the moratorium for an additional 6 months, 2). Set a new Moratorium to be reviewed in 60 days, or 3). Lift moratorium. Public Works will not grant access permits until the road is completed. Community Development Services may not issue building permits until the access permit is granted.

DAVE TAYLOR, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES, agreed with Paul Bennett and stated that they will comply with what the Board chooses to proceed with.

JOHN WOLPERS, DIRECTOR OF ENVIRONMENTAL HEALTH, also agreed with Paul Bennett.

COMMISSIONER HUSTON opened the floor for anyone that wanted to testify to the question of extending the moratorium.

THOSE PRESENT & TESTIFYING: MARY BURKE stated she was in favor of the moratorium. The issues relating to the ditch have not been resolved. She was displeased with County Staff for making agreements with property owners in the area that involve the Burke ditch without her agreement. Public Works made an agreement with the Wulf's and now it is their understanding that they only have to communicate with the County. The Burkes would appreciate that the communication remain open with them, since it is their ditch before any other agreement is entered into with

the County. Ms. Burke stated that Pat Burke owns a 60-foot right of way in the ditch, and that any agreements entered into, Mr. Burke and his counsel need to be notified. She did acknowledge that water pipes have been removed and capped. If the county is planning on removing the existing culvert and replacing it somewhere else, she feels that Mr. Burke and Mr. Larry Martin need to be notified. The Burkes own a piece of property that was deeded from Mountain Star, and that is why there is an interest in this short plat. The Burkes have been trying to have their deeded piece of property assigned a separate tax parcel number, but the Assessor's Office has refused to assign a new number. All Ms. Burke is asking for is that all County Departments involved with the issues of the Ridgway Plats to please keep open communication with Pat Burke and his counsel. Ms. Burke also questioned the amendment procedure if a road is changed within a plat.

COMMISSIONER HUSTON stated that there is an amendment process and requested Mr. Taylor to explain that process. **DAVID TAYLOR** explained that the amendment procedure is the same as if a new short plat was being developed. There would be the review, preliminary approval, appeal and then final approval process. All the property owners would be notified when the plat has reached the appeal process.

COMMISSIONER HUSTON directed Mr. Taylor to draft a memo of the plat amendment process and send it to Mr. and Mrs. Burke.

A property owner asked if the moratorium holds up the construction of the roads, since when he bought the property it was his understanding the land came with utilities and water and it doesn't have either, and his house is 90% completed.

COMMISSIONER HUSTON explained that he couldn't say no it wouldn't hold up the construction but he could say with confidence that it shouldn't hold up the construction. So far the bonds are not at risk and since he was a property owner he would receive notifications if there were amendments to the plat.

PAUL BENNETT said that there is a draft agreement with AER EX and Gene Martin for the development of the roads; Kittitas County is not a party in the agreement. Mr. Bennett explained that Ranch Road would be the first to be developed, because the southern roads have a current access.

COMMISSIONER COE reiterated the level of communication that needs to occur with Mr. and Mrs. Burke. He also asked why both roads couldn't be built with the Burke ditch on the side.

PAUL BENNETT said that at the Pre-Con meeting the developers were told before any work is done in the ditch they needed to give at least 48 hours notification to the Burkes.

COMMISSIONER HUSTON said that it is a reasonable request from Mr. and Mrs. Burke to receive notification. He asked the Department Heads present to please take the time to fax the correspondence.

ORDINANCE 2003-04 EXTENSION OF MORATORIUM-RIDGWAY DEV PUBLIC WORKS

COMMISSIONER HUSTON moved to approve Ordinance 2003-04 continuing a Moratorium on Building Permits in Ridgway, Ringler, Irwin, Berry and Haskell Short Plats and to set a Public Hearing to Extend the Moratorium for Tuesday June 3, 2003 at 4:00 in the Commissioner's Auditorium. Clerk to publish said notice. COMMISSIONER COE second.

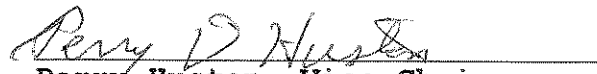
Motion carried 2-0.

The Special Meeting was adjourned at 2:12 P.M.

DEPUTY CLERK OF THE BOARD

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Shannon L. Carlson


Perry Huston, Vice-Chair