

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

TUESDAY

2:00 P.M.

JANUARY 17, 2006

Board members present: Perry D. Huston, David Bowen and Alan Crankovich.

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Joanna Valencia, CDS Staff Planner; Marco Rains, CDS Staff Planner; Judy Pless, Budget & Finance Manager; James Hurson, Chief Civil Deputy Prosecutor; Neil Caulkins, Deputy Prosecutor; Scott Bradshaw, Public Works Director; Noah Goodrich, CDS Staff Planner; and 3 members of the public.

INTRODUCTION OF NEW COUNTY EMPLOYEES - NONE

PROCLAMATIONS

Commissioner Huston moved to approve the Proclamation declaring "Peace Corps Week" in Kittitas County beginning February 27, 2006 through March 6, 2006. Commissioner Crankovich seconded. Motion carried 3-0.

AWARDS & RECOGNITIONS - NONE

APPROVAL OF AGENDA

Chairman Bowen acknowledged three items that had been added to Administrative Matters including an appointment to the Board of Adjustment; a Resolution in Support of HopeSource Emergency Shelter; and an update on the Request for Proposals for the Courthouse exterior. He also noted an Executive Session would be held at the end of the Agenda, relating to potential litigation, and would last approximately 5 minutes. He did not anticipate any action at the conclusion.

Commissioner Crankovich moved to approve the agenda as amended. Commissioner Huston 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 by one motion with separate discussion to the extent any items were removed from the Consent Agenda at the request of a Board member.

Commissioner Huston moved to approve the Consent Agenda as presented. Commissioner Crankovich seconded. Motion carried 3-0.

MINUTES

11-17-2005	Regularly Scheduled Meeting	BOCC/Board of Health
12-17-2005	Regularly Scheduled Meeting	BOCC/Health Department
1-3-2006	Regularly Scheduled Meeting	BOCC/Department Heads
1-9-2006	Regularly Scheduled Meeting	BOCC/Department Heads

SET PUBLIC HEARING OPEN SPACE TIMBER APPLICATIONS COMMISSIONERS

Approve setting a public hearing for Tuesday February 7, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider requests for reclassification as Open Space Land for Current Use Tax Assessment under the Open Space Taxation Act, for Brad Albertson/Miki Shigeto; Melissa Becker and Andrew Fortier, and to authorize the Clerk to publish said notice.

BUDGET SCALE - PROPERTY ROOM SHERIFF

Approve a request to purchase a scale for the Sheriff's Department Property Room, in the total amount of \$567.41.

REPORT LIST OF REFUNDS TREASURER

Acknowledge receipt of a List of All Refunds Made to Taxpayers During the Year 2005, in the total amount of \$88,787.06, as required by RCW 84.69.020.

RESOLUTION 2006-09 AMEND. TO WCIP INTERLOCAL AGREEMENT HUMAN RESOURCES

Approve Resolution No. 2006-09, authorizing the Board's signature on Amendment No. 1 to the Interlocal Agreement with the Washington Counties Insurance Pool, effective January 1, 2006.

RESOLUTION 2006-10 UPDATE PERSONNEL POLICIES MANUAL HUMAN RESOURCES

Approve Resolution No. 2006-10, In the Matter of Updating the Personnel Policies Manual, Revising Item #5-2, Merit Increase Percentage Chart.

SET PUBLIC HEARING**SPEED LIMITS ON COUNTY ROADS****PUBLIC WORKS**

Approve setting a public hearing to be held on Tuesday February 7, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider Amending Kittitas County Code Chapter 10.08 "Speed Limits on County Roads" on Quartz Mountain Drive (additional 1,000 feet) at 25 miles per hour and Delta Street at 25 miles per hour, located in Grasslands Park area, and to authorize the Clerk to publish said notice.

SET PUBLIC HEARING**LEASE OF COUNTY PROPERTY****PUBLIC WORKS**

Approve setting a public hearing to be held on Tuesday February 7, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider leasing County property located at the Kittitas County Airport, between the intersection of Bowers Road and Piper Road, and to authorize the Clerk to publish said notice.

SET CLOSED RECORD HEARING CROWE REZONE (Z-05-08)**CDS**

Approve setting a closed record hearing for Tuesday February 7, 2006, at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, to consider the Crowe Rezone (Z-05-08) request, a request from Agriculture-20 to Agriculture-3 for approximately 22.84 acres.

CORRESPONDENCE**LETTER****2006 LIBRARY FUNDING-CITY OF KITTITAS****COMMISSIONERS**

Commissioner Huston moved to endorse a letter to City of Kittitas Mayor Cousart, clarifying the Board's intent of the increased contribution for the Kittitas Library for 2006. Commissioner Crankovich seconded. Motion carried 3-0.

ADMINISTRATIVE MATTERS**APPOINTMENT****DARYL AKKERMAN-BOARD OF ADJUSTMENT****COMMISSIONERS**

Commissioner Crankovich moved to reappoint Daryl Akkerman to the Kittitas County Board of Adjustment, for a six-year term, effective immediately and expiring on December 31, 2011. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-06**HOPESOURCE EMERGENCY SHELTER****COMMISSIONERS**

Commissioner Huston moved to approve Resolution No. 2006-06, In Support of HopeSource Emergency Shelter reopening on January 19, 2006.

Hidden Springs Road and Southeast of Graham Road. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2006-08 APPLE TREE PLAT (P-05-22) CDS

Commissioner Crankovich moved to approve Resolution No. 2006-08, Approving the Apple Tree Preliminary Plat (P-05-22), for a division of approximately 27.00 acres into a total of nine (9) lots submitted by Wayne Nelsen, Nelsen Development Group, on behalf of Wenatchee Junction LLC, for Tax Parcel #19-15-09000-0021. Commissioner Huston seconded. Motion carried 3-0.

ORDINANCE 2006-03 SCHOLL REZONE PUD (Z-85-04) CDS

Commissioner Crankovich moved to approve Ordinance No. 2006-03, Modifying the Scholl Rezone Planned Unit Development (Z-85-04), to Change the Originally Proposed Planned Commercial Use to Allow for Mini-Storages. Commissioner Huston seconded. Motion carried 3-0.

CLOSED RECORD HEARING HAMBERLIN REZONE REMAND CDS

Darryl Piercy, Director of Community Development Services said they received a request from the applicant's legal council requesting a continuance of the closed record hearing, due to a scheduling conflict. He recommended the Board postpone the matter to February 7, 2006 at 2:00 p.m.

Chairman Bowen moved to postpone the closed record hearing to consider additional findings for the Hamberlin Rezone, until Tuesday February 7, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD HEARING HRUBY REZONE (Z-05-17) CDS

Joanna Valencia, Staff Planner for Community Development Services, reviewed the request for a rezone submitted by Mitchell A. and Shirley A. Hrubby, for a zone change of approximately 13.98 acres from Agriculture-20 to Rural-3., located South of Red Bridge Road and North of State Route 970, Cle Elum. She said the Planning Commission had forwarded their recommendation of approval with a 4-0 decision.

Commissioner Huston noted the request was consistent with the County's Comprehensive Plan.

Commissioner Huston moved to approve the request for the Hrubby Rezone (Z-05-17), and to direct staff to prepare enabling documents for the Boards consideration on Tuesday February 7, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion

carried 3-0.

CLOSED RECORD MEETING

BULLFROG REZONE (Z-05-19)

CDS

Joanna Valencia, Staff Planner for Community Development Services, reviewed the request from Nathan Weis, for the Bullfrog Land Company, for a rezone from Forest and Range-20 to Rural-3 of approximately 35.41 acres, located North of Interstate 90 and West of Bullfrog Road on Plum Creek Road, Cle Elum. She said the Planning Commission had forwarded their recommendation of approval with a 4-0 decision.

Commissioner Huston noted the request was consistent with the County's Comprehensive Plan.

Commissioner Huston moved to approve the request for the Bullfrog Rezone (Z-05-19), and to direct staff to prepare enabling documents for the Boards consideration on Tuesday February 7, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD HEARING

BEITER REZONE (Z-05-15)

CDS

Marco Rains, Staff Planner for Community Development Services, reviewed the request from Paul Beiter, property owner, and Jeff Slothower, authorized agent, for a general rezone of approximately 68.89 acres from Commercial Agriculture to Agriculture-20, located West of Vanderbilt Road and East of Payne Road, Ellensburg. He said the Planning Commission had forwarded their recommendation of approval with a 4-0 decision.

Commissioner Huston noted the request was consistent with the rural designation and with the County Comprehensive Plan.

Commissioner Huston moved to approve the Beiter Rezone (Z-05-15) request, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday February 7, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD HEARING

WHITELAW REZONE (Z-05-18)

CDS

Marco Raines, Staff Planner for Community Development Services, reviewed the rezone request from Andrew Whitelaw, for 21 acres from Forest and Range to Rural-3, located North of the City of Cle Elum between Creekside Road and Game Trail Road, Cle Elum. He said the Planning Commission voted to forward the rezone request with no recommendation.

Commissioner Crankovich expressed concerns of the primary access being on Columbia Avenue, because it has created great controversy with rezones in the past.

Commissioner Huston said although he could appreciate Commissioner Crankovich's concerns, it was important to address those concerns at the appropriate place within the process. He said the designation is rural and Rural-3 would be consistent, and if there were infrastructure concerns, those would be for the next step. He felt the rezone request was consistent with the Comprehensive Plan designation. Commissioner Bowen agreed with Commissioner Crankovich's concerns, but agreed that it was not the appropriate time because the request was not project specific. Commissioner Crankovich said he understood it was not project specific, but expressed caution on making good use with the next step in the process.

Commissioner Huston moved to approve the Whitelaw Rezone (Z-05-18) request, and to direct staff to prepare enabling documents for the Boards consideration on Tuesday February 7, 2006 at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING BIRDSONG MEADOWS PRELIMINARY PLAT (P-05-30) CDS

Marco Rains, Staff Planner for Community Development Services, reviewed a Preliminary Plat request for Birdsong Meadows, a subdivision of 21.00 acres into 7 lots all 3.00 acres in size, located East of S. Cle Elum Ridge Road (Forest Service 3350) and West of Hidden Springs Road, S. Cle Elum. He said the Planning Commission forwarded their recommendation on with a 4-0 vote to approve the request.

The Department of Public Works had previously clarified issues with Forest Service Road 3350.

Commissioner Huston moved to approve the Birdsong Meadows Preliminary Plat (P-05-30) and to direct staff to prepare enabling documents for the Boards consideration on Tuesday February 7, 2006 at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING BISHOP PRELIMINARY PLAT (P-05-23) CDS

Marco Rains, Staff Planner for Community Development Services, reviewed the Bishop Preliminary Plat (P-05-23) request, for a subdivision of 24 acres into 8 lots all 3.00 acres in size, located East of S. Cle Elum Ridge Road (Forest Service 3350) and West of Hidden Springs Road, S. Cle Elum. He noted the property was zoned Rural-3 and the Comprehensive Plan designation is Rural.

Commissioner Crankovich said not only has received comments from the ranger district for FS Road 3350, but from others as well. He expressed concerns with the level of liability and responsibility of using Forest Service roads for development purposes (noting logging etc. was ok). He felt there were a lot of unanswered questions including having homeowner associations responsible for government roads. Commissioner Huston suggested a lot of government agencies are getting concerned, but felt there were rules in place (County Road Standards) and tools within the law that need to be reviewed to address those concerns. He said the question is with ownership, whether it is an operating agreement with property owners, the County, or deed roads over, and felt it could be worked out, but was unsure of how it could be done. He said the Forest Service will have to become a participant in future discussions, because they will want to preserve their interest and to come up with a plan for development in the area as well. Darryl Piercy, Director of Community Development Services, commended the process that is currently in place, claiming the burden is on the owners prior to any development taking place. He said permits are not to be issued until road standards have been met.

Commissioner Huston moved to approve the Bishop Preliminary Plat (P-05-23), and to direct staff to prepare enabling documents for the Boards consideration on February 7, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING TILLMAN ESTATES PRELIMINARY PLAT (P-05-24) CDS

Marco Rains, Staff Planner for Community Development Services reviewed the Tillman Estates Preliminary Plat (P-05-24) request from Dan Dunckley, for a subdivision of 21 acres into 7 lots all 3.00 acres in size, located East of S. Cle Elum Ridge Road (Forest Services 3350 Road) and West of Hidden Springs Road, S. Cle Elum. He noted the Planning Commission had recommended denial because of concerns regarding access off of Forest Service Road 3350 and the need for additional documentation showing appropriate access issues have been resolved. He said the property is zoned Rural-3 and the Comprehensive Plan designation is rural.

The Board reiterated the same comments as the previous item.

Commissioner Huston moved to approve the Tillman Estates Preliminary Plat (P-05-24), and to direct staff to prepare enabling documents for the Boards consideration on February 7, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

Marco Rains, Staff Planner for Community Development Services, reviewed the Brown Preliminary Plat (P-05-25) request from Anders Brown, for a subdivision of 21.65 acres into 7 lots ranging in size from 3.05 to 3.14 acres each, located East of S. Cle Elum Ridge Road (Forest Service 3350) and west of Hidden Springs Road, S. Cle Elum. He noted the Planning Commission had recommended denial because of concerns regarding access off of Forest Service Road 3350 and the need for additional documentation showing appropriate access issues have been resolved. He said the property is zoned Rural-3 and the Comprehensive Plan is Rural.

Commissioner Crankovich moved to approve the Brown Preliminary Plat (P-05-25), and to direct staff to prepare enabling documents for the Boards consideration on February 7, 2006 at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

Joanna Valencia, Staff Planner for Community Development Services, reviewed the Lipo Preliminary Plat (P-05-26) request submitted by Chuck Cruse, authorized agent for Barton and Sheila Clennon, landowners, for a subdivision of two parcels totaling approximately 21.73 acres into six lots at approximately 3.00 acres each and one at 3.73 acres in size, located South of Hwy. 970 and Northwest of Ranch Road. She noted the parcels are zoned Agriculture-3 and the Comprehensive Plan designation is Rural. She said the Planning Commission recommended that the Board approve the request with a 4-0 decision. Ms. Valencia reviewed proposed findings of fact from Ms. Lila Hanson, including that the request does not disrupt or impede their ability to farm, and that should it become impossible to continue farming, they be allowed the same conditions for subdividing that have been made to the investors.

Commissioner Huston moved to approve the Lipo Preliminary Plat (P-05-26) request and to direct staff to prepare enabling documents for the Boards consideration on February 7, 2006 at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded.

Commissioner Huston noted that the proposed findings submitted by Mrs. Lila Hanson, was not part of the due process requirement for the proposed preliminary plat. He said that the rules in place at the time an application is made, is what the rules are, and if the Hanson's decided to make an application to the County, they would also be required to follow the same rules that were in place at that time.

Motion carried 3-0.

MISCELLANEOUS - NONE

EXECUTIVE SESSION

At 3:12 p.m. Chairman Bowen announced that the Board would go into an Executive Session for approximately five minutes, with Neil Caulkins, Deputy Prosecutor, relating to issues of Potential Litigation, with no action anticipated following.

At approximately 3:28 p.m. the Board reconvened from their Executive Session. No action was taken.

ADJOURNMENT

Commissioner Crankovich moved to adjourn at 3:28 p.m. Commissioner Huston seconded. Motion carried 3-0

Meeting adjourned at 3:28 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

David B. Bowen, Chairman