

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

TUESDAY

2:00 P.M.

APRIL 18, 2006

Board members present: Chairman David Bowen; Vice Chairman Alan Crankovich and Perry D. Huston.

Others: Julie Kjorsvik, Clerk of the Board; Patti Johnson, Solid Waste Director; James Hurson, Chief Civil Deputy Prosecutor; Scott Bradshaw, Director of Public Works; Scott Turnbull, CDS Staff Planner; Noah Goodrich, CDS Staff Planner; Todd Davis, Noxious Weed Coordinator; Tom Swenson, Facilities Maintenance Director; Darryl Piercy, Director of Community Development Services; Brenda Larson, Code Enforcement; Mike Flory, Building Inspector; Jerry Pettit, Auditor; Neil Caulkins; Deputy Prosecutor; Duke Senter, Computer Services Director, and approximately 4 members of the public.

INTRODUCTION OF NEW COUNTY EMPLOYEES

Darryl Piercy, Director of Community Development Services, introduced Steve Hart as their new Plans Examiner and Patrick Butler as their new Planner 1.

PROCLAMATIONS - NONE

AWARDS & RECOGNITIONS

Commissioner Crankovich moved to approve the Boards issuance of a Certificate of Recognition for Brenda Larson completing the Fire Dynamics-Fire Modeling Course at the National Fire Academy. Commissioner Huston seconded. Motion carried 3-0.

Commissioner Crankovich moved to approve the Boards issuance of a Certificate of Recognition for Mike Flory obtaining his certification as an ICC Residential Building Inspector. Commissioner Huston seconded. Motion carried 3-0.

APPROVAL OF AGENDA

Chairman Bowen noted the following: the addition of a Staffing Agreement to Administrative Matters; Item A under Board Discussion & Decision had been removed from the agenda; No. 6 Road issue added to Miscellaneous; an Executive Session will be held following the agenda for approximately 10 minutes relating to personnel issues, with no action anticipated.

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

MINUTES

03-20-06	Regularly Scheduled Study Session	BOCC/DPW
03-27-06	Regularly Scheduled Study Session	BOCC/DPW
03-28-06	Regularly Scheduled Study Session	BOCC/Public Health
03-28-06	Special Meeting	BOCC/Sheriff
03-28-06	Special Meeting	BOCC/Security Committee
03-29-06	Special Meeting	BOCC/ACOE
03-31-06	Special Meeting	BOCC/Bid Opening
04-03-06	Regularly Scheduled Meeting	BOCC/Department Head Meetings
04-04-06	Regularly Scheduled Meeting	BOCC Agenda
04-05-06	Special Meeting	BOCC/Maintenance
04-06-06	Special Meeting	BOCC/Public Hearing

AGREEMENT

Approve a Memorandum of Agreement Number E06-290 with the Washington State Military Department, Emergency Management Division, for the Homeland Defense Equipment Reuse Program, through February 1, 2008.

SET PUBLIC HEARING**SURPLUS RENTAL STRUCTURES****MAINTENANCE**

Approve setting a public hearing for Tuesday May 2, 2006 at 4:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, to consider surplus 5 rental structures located at 806 Maple, 808 Maple, 1105 E. 8th Avenue, 1010 University Way, 1014 University Way, all in Ellensburg, Washington, owned by Kittitas County, to either be demolished or sold at the discretion of the Board of Commissioners, and to authorize the Clerk to publish said notice.

SET CLOSED RECORD MEETING SUNCADIA PHASE 1, DIVISION 5**CDS**

Approve setting a Closed Record Meeting to be held on Tuesday May 2, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, to consider the Suncadia Phase 1, Division 5 Preliminary Plat.

SET CLOSED RECORD HEARING HMIC REZONE (Z-05-10)**CDS**

Approve setting a Closed Record Hearing to be held on Tuesday May 2, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, to consider the HMIC Rezone (Z-05-10), a general zone change from Forest and Range-20 to Rural-5 for approximately 290.00 acres located South of Alice Road and Northeast of Forest Service Road 3350-1114, Cle Elum, Washington, submitted by Jeff Slothower, authorized agent for HMIC.

SET CLOSED RECORD MEETING STEAMBOAT PLAT (P-05-26)**CDS**

Approve setting a Closed Record Meeting to be held on Tuesday May 2, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, to consider the Steamboat LLC Preliminary Plat (P-05-36), a subdivision of 19.14 acres into five (5) 3.01 acre lots and one (1) 4.09 acre lot located North of Red Bridge Road and east of Wiehl Road, submitted by Encompass Engineering, authorized agent.

SET CLOSED RECORD MEETING HOMESTEAD PRELIMINARY PLAT (P-06-07)**CDS**

Approve setting a Closed Record Meeting to be held on Tuesday May 2, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse, Ellensburg, Washington, to consider the Homestead Preliminary Plat (P-06-07), an application for a 6 lot plat on approximately 136.13 acres of land zoned Forest & Range-20, located north of the City of Cle Elum and Deer Creek Road, Cle Elum, submitted by Chris Cruse of Cruise & Associates, authorized agent.

approximately 21.40 acre parcel (20-15-34063-0003) into a total of seven (7) lots submitted by David P. Nelson of Encompass Engineering and Surveying, authorized agent for Point Peoh Investments, landowner. Commissioner Crankovich seconded. Motion carried 3-0.

RESOLUTION 2006-58 RIDGE AT TILLMAN CREEK PRELIMINARY PLAT CDS

Commissioner Crankovich moved to approve Resolution No. 2006-58, and amend by substitution of the document that was published in the public agenda packet and approved by the Deputy Prosecutor, relating to the Ridge at Tillman Creek Preliminary Plat (P-05-37), a division of one 46.11 acre parcel (19-15-04020-0002) into a total of 14 lots ranging in size from 3.01 to 3.97 acres submitted by Encompass Engineering, authorized agent for M&H Enterprises, landowner. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-59 ANNA BELL PRELIMINARY PLAT CDS

Commissioner Crankovich moved to approve Resolution No. 2006-59, and amend by substitution of the document that was published in the public agenda packet and approved by the Deputy Prosecutor, relating to the Anna Bell Preliminary Plat (P-05-39), a division of one approximately 46.82 acre parcel (21-14-21000-0015) into 14 lots ranging in size from 3.11 to 4.61 acres submitted by Newport Hills Land Company, Inc., landowner. Commissioner Huston seconded. Motion carried 3-0.

ORDINANCE 2006-17 COE REZONE (Z-05-26) CDS

Commissioner Crankovich moved to approve Ordinance No. 2006-17, and amend by substitution of the document that was published in the public agenda packet and approved by the Deputy Prosecutor, relating to the Coe Rezone (Z-05-26), a zone change of approximately 21.00 acres (20-14-29000-0001) from Forest & Range-20 to Agriculture-5, located South of Nelson Siding Road, Cle Elum, Washington. Commissioner Huston seconded. Motion carried 3-0.

ORDINANCE 2006-18 NW PACIFIC DEVELOPMENT REZONE (Z-05-30) CDS

Commissioner Huston moved to approve Ordinance No. 2006-18, relating to the NW Pacific Development Rezone (Z-05-30), a zone change of approximately 78.00 acres (20-16-26000-0006, 20-16-26000-0052, 20-16-26000-0053, 20-16-25000-0013) from Agriculture-20 to Rural-3 located South of Red Bridge Road and North of SR-970, Cle Elum, Washington. Commissioner Crankovich seconded.

Commissioner Huston moved to amend by substitution, the document approved by the Deputy Prosecutor, from what was published in the public agenda packet. Commissioner Crankovich seconded. Motion carried 3-0.

Ordinance No. 2006-18 approved 3-0.

ORDINANCE 2006-19

LYONS REZONE (Z-05-23)

CDS

Commissioner Huston moved to approve Ordinance No. 2006-19, relating to the Lyons Rezone (Z-05-23), a rezone from Forest and Range to Rural-3 of approximately 28.44 acres (20-16-26000-0011, 20-16-26000-0076, 20-16-35020-0011, 20-16-35020-0006, 20-16-35020-0012) located east of the City of Cle Elum and South of S970 and North of the Teanaway River, Cle Elum, Washington. Commissioner Crankovich seconded.

Commissioner Huston moved to amend by substitution, the document approved by the Deputy Prosecutor, from what was published in the public agenda packet. Commissioner Crankovich seconded. Motion carried 3-0.

Ordinance No. 2006-19 approved 3-0.

ORDINANCE 2006-20

EVENSON REZONE (Z-05-24)

CDS

Commissioner Huston moved to approve Ordinance No. 2006-20, relating to the Evenson Rezone (Z-05-24), a rezone of approximately 18.75 acres (17-18-08051-0002) from Agriculture-20 to Agriculture-5, located North of Manastash and West of Strande Road, Ellensburg, Washington. Commissioner Crankovich seconded.

Commissioner Huston moved to amend by substitution, the document approved by the Deputy Prosecutor, from what was published in the public agenda packet. Commissioner Crankovich seconded. Motion carried 3-0.

Ordinance No. 2006-20 approved 3-0.

ORDINANCE 2006-21

BUCK REZONE (Z-05-25)

CDS

Commissioner Huston moved to approve Ordinance No. 2006-20, relating to the Buck Rezone (Z-05-25), a zone change of approximately 20.46 acres (19-14-02040-0006 and 19-14-02040-0012) from Forest and Range to Rural-5, located North of Pasco Road and South of Westside Road, Ellensburg, Washington. Commissioner Crankovich seconded.

Commissioner Huston moved to amend by substitution, the document approved by the Deputy Prosecutor, from what was published in the public agenda packet. Commissioner Crankovich seconded. Motion carried 3-0.

Ordinance No. 2006-21 approved 3-0.

Scott Turnbull, CDS Staff Planner, reviewed the Bull Rezone (Z-05-29) request from Steve Lathrop, authorized agent for Thomas and Curtis Bull, land of approximately 190.52 acres (17-18-12010-0006, 0009, 0010, and 0011) from Commercial Agriculture to residential, located South of Kittitas Hwy/Mountain View Road, East of Bull Road. He explained the Comprehensive Plan designates the application site as being Residential. The Planning Commission held hearing and forwarded a recommendation of approval with a 6-0 decision on March 14, 2006.

Commissioner Huston said it had been reviewed by the City of Ellensburg, and the zone change is compatible with urban residential. The request will bring it in to compliance with the Comprehensive Plan. Chairman Bowen noted the subject property was located within the City of Ellensburg Urban Growth area.

Commissioner Huston moved to approve the Bull Rezone (Z-05-29) request and direct staff to prepare enabling documents for the Boards consideration on May 2, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING TEMPLETON & MARCHETTI PLAT ALTERATION**CDS**

Darryl Piercy, Director of Community Development Services reviewed a request from PHSE, Inc. in care of Darren Buck, landowner of lots 4 and 6 of the Westside Heights for plat alterations. The Templeton Plat Alteration (P-05-13) is for a two lot subdivision of Lot 6 into two 3.00 acre lots; and the Marchetti Plat Alteration (P-05-14) is for a two lot subdivision of Lot 4 into two 3.00 acre lots. The subject properties are located south of Stone Ridge Drive and Westside Road and north of Alpine View and Pasco Road on Stone Ridge Drive, Cle Elum, Washington. Both parcels are currently zoned Rural-3 and the Comprehensive Plan designation is Rural. Mr. Piercy noted there were no requests to hold a public meeting for the proposed plat alterations.

Commissioner Huston moved to approve the Templeton (P-05-13) and Marchetti Plat Alteration (P-05-14), and to direct staff to prepare enabling documents for the Boards consideration on May 2, 2006 at 2:00 p.m. in the Commissioners Auditorium. Commissioner Crankovich seconded. Motion carried 3-0. It was noted staff would prepare two separate documents for the Boards consideration.

CLOSED RECORD MEETING JAYDEEKAY PRELIMINARY PLAT**CDS**

Noah Goodrich, CDS Staff Planner reviewed the Jaydeekay Preliminary Plat (P-05-25), a request from Joey Delvo, landowner for a subdivision totaling 14.06 acres into 12 lots ranging in size from 1 to 1.74 acres

each, located south of Vantage Highway and east of No. 6 Road on Lone Star Lane, Ellensburg. He said the property is zoned suburban and the Comprehensive Plan designation is Rural. He noted the Planning Commission held a public hearing on March 14, 2006 and forwarded their recommendation of approval 6-0.

Commissioner Huston noted the onsite Class B sewage system. Chairman Bowen felt the project met all criteria and would support the request.

Commissioner Huston moved to approve the Jaydeekay Preliminary Plat (P-05-25), and to direct staff to prepare enabling documents for the Boards consideration on May 2, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING

WILLIAM PRELIMINARY PLAT

CDS

Noah Goodrich, CDS Staff Planner reviewed the Williams Preliminary Plat (P-05-41), a request from Chris Cruse, authorized agent, for Don and Mike Williams, landowner for a subdivision of 38.71 acres into 8 lots ranging in size from 3 to 12.89 acres each, located south of Highway 10 and east of Klocke Road on Klocke Road, Ellensburg. He said the property is zoned Ag-3 and the Comprehensive Plan designation is rural. He noted the Planning Commission held a public hearing on March 14, 2006 and recommended to not forward a recommendation with a 4-2 vote.

Commissioner Crankovich questioned the critical areas near Cabin Creek and said if a request for a building permit is submitted, it would require going through the appropriate review process considering setbacks, etc.

Commissioner Huston moved to approve the Williams Preliminary Plat (P-05-41), and to direct staff to prepare enabling documents for the Boards consideration on May 2, 2006 at 2:00 p.m. in the Commissioner's Auditorium, Room 109, County Courthouse. Commissioner Crankovich seconded.

Commissioner Huston explained it was only the preliminary plat stage, and they need to be cognizant of that. There are protections in place, and felt the request was a legitimate proposal which had been thoroughly reviewed.

Motion carried 3-0.

MYLARS

SUNCADIA MPR - PHASE 1, DIVISION 4

CDS

Commissioner Crankovich moved to approve and authorize the Chair to sign the final Mylars for the Suncadia Master Planned Resort, Phase 1,

Commissioner Huston moved to approve an Easement with John T. Olexsy and Kittitas County, for a parcel of land contained in the No. 6 Road reconstruction project. Commissioner Crankovich seconded. Motion carried 3-0. Commissioner Crankovich asked that Public Works keep the Board advised of any peculiar issues.

EXECUTIVE SESSION

At approximately 3:17 p.m. Chairman Bowen announced the Board would recess into an Executive Session for approximately 10 minutes relating to Personnel Issues. There was no action anticipated.

At approximately 3:40 p.m. the Board reconvened out of Executive Session. No action was taken.

ADJOURNMENT

Commissioner Crankovich moved to adjourn at 3:40 p.m. Commissioner Huston seconded. Motion carried 3-0.

Meeting adjourned at 3:40 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

David B. Bowen, Chairman