

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

TUESDAY

2:00 P.M.

MAY 16, 2006

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

Others: Julie Kjorsvik, Clerk of the Board; Darryl Piercy, Director of Community Development Services; Joanna Valencia, CDS Staff Planner; Scott Turnbull, CDS Staff Planner; Noah Goodrich, CDS Staff Planner; Jim Van de Venter, Public Works Road Crew; Kirk Eslinger, Human Resources Director; Scott Bradshaw, Public Works Director; Lana Thomas-Cruse, Cooperative Extension Agent; Tom Swenson, Facilities Maintenance Director; James Hurson, Chief Civil Deputy Prosecutor; Neil Caulkins, Deputy Prosecutor and approximately 25 members of the public.

INTRODUCTION OF NEW COUNTY EMPLOYEES

Scott Bradshaw, Director of Public Works introduced John Bugni as their new Equipment Operator.

Julie Kjorsvik, Clerk of the Board introduced Mandy Robinson as the new Deputy Clerk of the Board in the Commissioners office.

PROCLAMATIONS - NONE

AWARDS & RECOGNITIONS

Lana Thomas-Cruse, Cooperative Extension Agent, announced the Kittitas County office of WSU Extension received the Community Leadership Award from the Washington Association of School Administrators for South Central Washington. She said the Superintendents of all the Kittitas County Schools selected Kittitas County Extension for the award based on the Elementary Agriculture Appreciation day, the Dia de los Niño's program and the traditional 4-H club programs.

Chairman Bowen presented a Certificate of Good Practice for the Year 2005 to the Kittitas County Public Works Department from the County Road Administration Board, for submitting to the Department of Transportation all reports required by law or regulation.

APPROVAL OF AGENDA

Chairman Bowen noted the addition of three items under Administrative

Matters including a request to ratify the Woods & Steele Mylars; a Resolution for Assistance to Facilitate Expansion of the Fairgrounds; and a letter from Erin Anderson regarding the Kittitas County Wind Power Project. He indicated there would be an Executive Session relating to Personnel items for approximately 10 minutes at the conclusion of the Agenda, and he did not anticipate any action following.

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

DATE	MEETING	RE:
04-03-06	Regular Meeting	Office Admin Meeting
4-10-06	Regular Meeting	Office Admin Meeting
4-10-06	Regular Meeting	BOCC Department Head Meeting (5)
4-17-06	Regular Meeting	Office Admin Meeting
4-17-06	Regular Meeting	CDS Study Session Minutes
4-17-06	Regular Meeting	BOCC Agenda Session Minutes
4-24-06	Regular Meeting	Office Admin Meeting
4-24-06	Regular Meeting	CDS Study Session Minutes
4-24-06	Regular Meeting	BOCC Department Head Meeting (2)
4-24-06	Regular Meeting	DPW Study Session Minutes
4-25-06	Regular Meeting	Public Health Study Session Meeting
5-1-06	Regular Meeting	Office Admin Meeting

INTERLOCAL AGREEMENT CHELAN-DOUGLAS HEALTH DISTRICT PUBLIC HEALTH

Approve an Interlocal Agreement between Kittitas County and Chelan-Douglas Health District, to inspect On-Site Sewage systems under Washington law, until a Kittitas County Public Health Department employee is trained and certified to do so, at a rate of \$75.00 per hour, for personnel time, and actual expenses such as travel, meals, etc. consistent with Kittitas County Employee Travel Policies.

CONTRACT EAGLE INFORMATION SYSTEMS CLERK

Approve and authorize the Kittitas County Clerk to sign a contract with Eagle Information Systems for the digital imaging software, LibertyNET.

GRANT HOMELAND SECURITY FUNDING SHERIFF

Acknowledge Grant No. E06-028, with the Washington State Military and the Department of Homeland Security, to provide training and equipment in the area emergency response to disasters, in the amount of \$205,715.00 for the period October 1, 2004 through February 28, 2007.

GRANT HOMELAND SECURITY FUNDING SHERIFF

Acknowledge Grant No. E06-052 with the Washington State Military Department and the Department of Homeland Security, to provide interoperability communication in the area of emergency response to disasters, in the amount of \$73,623.00 for the period October 1, 2004 through February 28, 2007.

AGREEMENT US FOREST SERVICE SHERIFF

Acknowledge Agreement No. 04-LE-11061720-003 between the Kittitas County Sheriff's Office and the U.S. Forest Service to provide low enforcement patrols on National Forest lands, for the period beginning October 1, 2005 through September 30, 2006 in the amount of \$50,000.00.

APPOINTMENT HOMELESSNESS ASSISTANCE COMMITTEE COMMISSIONERS

Accept the resignation of Michael Williams representing HopeSource on the Homelessness Assistance Act Committee, and to approve the appointment of Geoff Crump to serve as HopeSources representative, effective immediately.

CORRESPONDENCE - NONE

ADMINISTRATIVE MATTERS

MYLARS

WOODS & STEELE ROAD

PUBLIC WORKS

Commissioner Crankovich moved to ratify the Chair's signature on the Mylars for the Woods and Steele Road hard surfacing project. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-75

RELOCATION ASSISTANCE - FAIRGROUNDS

MAINTENANCE

Commissioner Crankovich moved to approve Resolution No. 2006-75, In the Matter of Relocation Assistance for tenant Ms. Sheryl Rairdan of 1014 E. University Way, Ellensburg, to Facilitate the Expansion of the Kittitas County Fairgrounds Facility, extending the deadline to vacate the premises to midnight June 18, 2006; pro-rate rent for June 1 to June 18, 2006, not to be collected and credited as relocation assistance; return damage deposit in the amount of \$725.00, since the structure has been declared surplus and will be scheduled for demolition. Commissioner Huston seconded. Motion carried 3-0.

LETTER

ERIN ANDERSON-KITTITAS VALLEY WIND FARM

COMMISSIONERS

Chairman Bowen recognized a letter dated May 15, 2006, from Ms. Erin Anderson relating to the Kittitas Valley Wind Power Project. It was consensus of the Board to direct staff to contact representatives of the project, to try and lend clarity of the contents of the letter and to authorize the Chair at his discretion; to agenda the letter on the May 31, 2006 continued public hearing at 6:00 p.m. in the Home Arts Building, Kittitas County Fairgrounds.

CITIZEN COMMENTS ON NON-AGENDA ITEMS - NONE

BOARD DISCUSSION/DECISION ITEMS

CALL FOR BIDS

JAIL RE-ROOFING PROJECT

MAINTENANCE

Tom Swenson, Director of Facilities Maintenance, requested the Board authorize him to advertise for qualified contractors to perform the work of installing an EPDM membrane to the Jail Roof. Neil Caulkins, Deputy Prosecutor, explained they could use the County Small Works roster process if the project was under \$100,000.00.

Commissioner Huston moved to direct staff to proceed with the Request for Proposals, by contacting companies on the County Small Works Roster, for the re-roofing project of the existing system on the County Jail/Sheriff's office. Commissioner Crankovich seconded. Motion carried 3-0.

ORDINANCE 2006-25**HMIC REZONE (Z-05-10)****CDS**

Joanna Valencia, CDS Staff Planner noted she had found an error in the draft Ordinance and a new one had been submitted for the Boards consideration.

Commissioner Huston moved to approve Ordinance No. 2006-25, approving the HMIC Rezone request (Z-05-10), a general zone change from Forest and Range-20 to Rural-5 for approximately 290 acres, located South of Alice Road and northeast of Forest Service Road 3350-114, Cle Elum, Washington. Chairman Bowen seconded.

Commissioner Huston moved to amend Ordinance No. 2006-25 by substitution, the new documents submitted by staff, for the item that had been tabled at the May 2, 2006 Agenda. Chairman Bowen seconded. Motion carried 2-1. (Commissioner Crankovich voted against the motion).

Vote on first motion approved 2-1. (Commissioner Crankovich voted against the motion).

ORDINANCE 2006-26**EVERGREEN RIDGE PUD AMENDMENT REZONE****CDS**

Commissioner Crankovich moved to approve Ordinance no. 2006-26, approving the Evergreen Ridge Planned Unit Development (PUD) Amendment Rezone (Z-05-33) request for an amendment to an existing PUD (Evergreen PUD, File No. Z-01-10) of 73.13 acres and inclusion by a general rezone 17 acres currently zoned Rural-3 and General Industrial to Planned Unit Development, located north of Highway 903 at milepost 8 on Highway 903, Ronald, Washington. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-76**HOMESTEAD VIEW PLAT (P-06-07)****CDS**

Commissioner Crankovich moved to approve Resolution No. 2006-76, Approving the Homestead View Preliminary Plat (P-06-07), a division of 136.13 acre parcel (20-15-23051-0003) into 6 lots ranging in size from 21.00 to 25.32 acres zoned Forest and Range-20, located north of the City of Cle Elum and Deer Creek Road, Cle Elum, Washington. Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION 2006-77**STEAMBOAT LLC PLAT (P-05-36)****CDS**

Commissioner Crankovich moved to approve Resolution No. 2006-77, approving the Steamboat LLC Preliminary Plat (P-05-36), a division of a 19.14 acre parcel (20-16-26000-0051) into a total of six (6) lots located north of Red Bridge Road and east of Wiehl Road. Commissioner Huston seconded. Motion carried 3-0.

Noah Goodrich, Staff Planner, reviewed the Christen Rezone (Z-05-31) request. He said Fred Christen, Michael Studer, James Landreth and Michael Collision, landowners submitted an application for a rezone change of 110.97 acres from Ag-20 to Ag-5. The rezone request is located south of Carroll road and east of Prater road, Ellensburg, Washington (17-20-20000-0016, 17-20-20052-0001, 0002, 17-20-20051-0002 & 17-20-20052-0002). The Comprehensive Plan land use designation is rural. The Planning Commission held a public hearing and recommended denial of the rezone request with a vote of 4-0.

Chairman Bowen explained the request was a section away from smaller pieces. Mr. Goodrich said there were some smaller acres west of the proposal and he was unsure if they have created an island in

Commissioner Huston explained that compatible uses are a comprehensive planning issue, in which does allow this level of density. He said this sort of density has been adjudicated in the Courts, they say it is allowed, and is not under appeal. If people no longer want that kind of density, there is a process in place to be brought up for review during the County's annual Comprehensive Plan review. He said he was mystified by the Planning Commissions deliberations and has found no explanation for their findings. He said there are reasons to turn down a rezone request, but the reasons must be articulated in the record, and he did not find anything contained in the record to turn down the request. He said mere opposition of a project is not a reason to turn down a request. He indicated the Board could not abandon the process or just change it from time to time, as the urge strikes them. The process that decisions are made by the Board must be defensible.

Commissioner Huston moved to approve the Christen Rezone (Z-05-31) request, and to direct staff to prepare enabling documents for the June 6, 2006 Commissioner Agenda at 2:00 p.m. in the Commissioner's Auditorium. Chairman Bowen seconded.

Chairman Bowen stated there are processes in place and every time the Board makes a decision, it needs to be defensible. Commissioner Crankovich said although he occasionally struggles with the process, he did go through the record and there were a lot of questions raised in him mind. He indicated the rezone request does follow the process and is consistent with the County comprehensive Plan, and with a level of reluctance, he would support the motion.

Motion approved 3-0.

Noah Goodrich, Staff Planner, reviewed the Clearview Land LLC (Z-05-32), rezone request. He said the request was for a rezone change from Forest and Range to Rural-5 for a total of 20 acres (19-14-01000-0014), located north of Pasco road and south of Westside road, Cle Elum, Washington. The Comprehensive Plan designation is rural. The Planning Commission held a public hearing and forwarded a recommendation to approve the request with a vote of 3-1.

Commissioner Crankovich asked for clarification on the SEPA checklist, stating it described a future short plat of 4 lots under the Housing Element, but it also referred to 6 lots. Mr. Goodrich said he spoke with the property owner, and he indicated it would be for 4 lots. Commissioner Crankovich felt it had included misinformation and would like to see the applications tidied up.

Commissioner Huston moved to approve the Clearview Land LLC Rezone (Z-05-32) request, and to direct staff to prepare enabling documents for the Boards consideration for the June 6, 2006 Agenda Session at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded.

Commissioner Huston said the Planning Commission found a level of density consistent with the Comprehensive Plan, and although Mr. Crankovich's observation is right, it is not specific to the request. He explained that there is no guarantee of a future subdivision, because that request is separate and stands on its own. SEPA is appealable and there were none received on the request.

Motion carried 3-0.

CLOSED RECORD MEETING KENDRICK STATION PLAT (P-06-08)**CDS**

Noah Goodrich, Staff Planner, reviewed the Kendrick Station Plat (P-06-08) request, from Pine Ridge Partners LLC, for a plat subdivision of (20-15-25056-0003) 8.02 acres into 8 lots ranging in size from .76 to 1.36 acres located north of Highway 970 and east of Spanski road, Cle Elum, Washington. The property is zoned Suburban 2 and the Comprehensive Plan designation is rural. The Planning Commission forwarded a recommendation of approval with a vote of 6-0.

Commissioner Crankovich noted the request borders the City of Cle Elum and wanted to be sure the City had not issues with the request. Darryl Piercy, Director of Community Development Services said prior to final plat approval, adequate road right-of-way needs to be demonstrated and meet County Road standards.

Commissioner Huston moved to approve the Kendrick Station Plat (P-06-08) and direct staff to prepare enabling documents for the June 6, 2006 Commissioner Agenda at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

CLOSED RECORD MEETING PILLAR PRELIMINARY PLAT (P-06-09) CDS

Scott Turnbull, Staff Planner, reviewed the Pillar Preliminary Plat (P-06-09) request from Pillar Development LLC, (Cruse and Associates, authorized agent). The plat subdivision is for 7.63 acres (18-18-22057-0002) into one 3.00 acre lot and one 4.63 acre lot, located east of Reecer Creek road and south of Hungry Junction road. The property is zoned Ag-3 and the Comprehensive Plan designation is rural. The Planning Commission forwarded a recommendation of approval with a vote of 5-1.

Commissioner Huston moved to approve the Pillar Preliminary Plat (P-06-09) and to direct staff to prepare enabling documents for the June 6, 2006 Commissioner Agenda at 2:00 p.m. in the Commissioner's Auditorium. Commissioner Crankovich seconded. Motion carried 3-0.

MYLARS APPLE TREE PLAT (P-05-22) CDS

Joanna Valencia, Staff Planner reminded the Board they had tabled the request to approve the Final Mylars for the Apple Tree Plat (P-05-22). She said all issues had been resolved and recommended the Board approve and direct the Chair to sign the Final Mylars.

Commissioner Huston moved to take the Final Mylars for Apple Tree Plat (P-05-22) from the table. Commissioner Crankovich seconded. Motion carried 3-0.

Commissioner Crankovich moved to approve and authorize the Chair to sign the Final Mylars for the Apple Tree Plat (P-05-22). Commissioner Huston seconded. Motion carried 3-0.

RESOLUTION WEST ELLENSBURG PARK BUILDING COMMISSIONERS

The Ellensburg Morning Rotary Club requested reimbursement in the amount of \$57,900.00 for the construction of a storage/tournament building, located at the Rotary fields at West Ellensburg Park. The total value of the building is in excess of \$150,000.00. According to RCW 35.21.378 there is a provision for contracting for services with an organization without competitive bidding.

Commissioner Huston moved to direct the Prosecutor's office to prepare a Resolution and contract with the Ellensburg Morning Rotary Club, in the amount of \$57,900.00 for reimbursement costs of a storage/tournament

building at the West Ellensburg Park. Commissioner Crankovich seconded. Motion carried 3-0.

Jeff Greer, representing the Central Washington Parks Foundation, gave the Board an update on the new soccer fields, stating seed had been planted and the process has been extremely successful. He thanked the Board for their leadership and assistance.

CLAIM FOR DAMAGES WILLIAM C & KAREN CHARLES - APPROVED PROSECUTOR

Commissioner Huston moved to approve payment in the amount of \$771.44 for a Claim for Damages filed with the Kittitas County auditor on April 18, 2006, as recommended by the Prosecutor's office, conditioned upon signature on a Release of All Claims. Commissioner Crankovich seconded. Motion carried 3-0.

MISCELLANEOUS - NONE

EXECUTIVE SESSION

At approximately 3:13 p.m. Chairman Bowen announced the Board would go into an Executive Session relating to personnel matters, for approximately 10 minutes, and did not anticipate any action following. He requested the attendance of Deputy Prosecutor Neil Caulkins and Human Resource Director Kirk Eslinger.

At 3:25 p.m. the Board reconvened out of their Executive Session with no action.

ADJOURNMENT

Commissioner Crankovich moved to adjourn at 3:25 p.m. Commissioner Huston seconded. Motion carried 3-0.

Meeting adjourned at 3:25 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

David B. Bowen, Chairman