

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

**TUESDAY**

**2:00 P.M.**

**JUNE 20, 2006**

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

Others: Mandy Robinson, Deputy Clerk of the Board; Darryl Piercy, Director of Community Development Services; Johanna Valencia, Staff Planner CDS; Allison Kimball, Assistant Director CDS; Scott Trumball, Staff Planner CDS; Noah Goodrich, Staff Planner CDS; Kelly Carlson, Administrative Assistant DPW; Patti Johnson, Interim Director DPW; Rob Omans, Plans Examiner CDS; Brandon Drexler, Construction Manager DPW; Jerry Pettit, Kittitas County Auditor; Jim Hurson, Chief Civil Deputy; and approximately 35 members of the public.

**INTRODUCTION OF NEW COUNTY EMPLOYEES:**

Patti Johnson, Interim Director of Public Works, introduced Jan Ollivier, Transportation Manager; and also introduced from Solid Waste, Corky Herron, Solid Waste Assistant/Scale House Attendant; Michelle Darling, Scale House Attendant.

**PROCLAMATIONS-NONE**

**AWARDS & RECOGNITIONS-**

Commissioner Huston moved to approve the Board's issuance of a Certificate of Recognition for Rob Omans for Obtaining his "Building Official Technical Module" Certificate under the International Code Council. Commissioner Crankovich seconded. Motion carried 3-0

**APPROVAL OF AGENDA-**

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





identified by the Board of County Commissioners for the Veteran's Advisory Board to prepare. Vice Chairman Crankovich seconded. Motion carried 3-0.

**RESOLUTION 2006-93 O'CALLAHAN PRELIMINARY CLUSTER PLAT (P-06-03) CDS**

Commissioner Huston moved to approve Resolution No. 2006-93, approving the signing of the O'Callahan Performance Based Cluster Preliminary Plat (P-06-03), Terra Design, authorized agent for the O'Callahan Family Holdings, landowner, for an application for a 14-lot Performance Based Cluster plat on approximately 21.07 acres. The property is zoned Rural-3 and the Comprehensive Plan designation is Rural. The subject property is located southeast of the City of Cle Elum, off of Westside Rd and Fowler Creek Rd., South Cle Elum, WA 98922, Tax Parcel number 19-14-03000-0001, 0113, 0114, 0115, 0116, 0117, and 0129. Chairman Bowen seconded. Motion carried 2-1. (Vice Chairman Crankovich voted against the motion).

**CLOSED RECORD MEETING PASCO REZONE (Z-05-28) CDS**

Noah Goodrich, Staff Planner for Community Development Services, explained that Nelson Development Group authorized agent, has submitted a complete application for a zone change from Forest and Range to Rural-5 for approximately 158.52 acres. The site location is located south of Westside road and east of Fowler Creek road on Pasco road, Cle Elum, WA 98922, Tax parcel numbers 19-14-01000-0005, 0006 & 19-14-12000-0002, 0003, & 0016. The surrounding area is composed of Forest and Range to the south and Rural-3 to the west and north. The Comprehensive Plan designation of the parcel is Rural. Noah stated that Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on March 6, 2006 with a March 22, 2006 deadline at 5:00 PM. A timely SEPA appeal was submitted on March 22, 2006 by the Fowler Creek Conservation Organization. The Kittitas County Planning Commission held an appeal hearing on April 25, 2006, where the Planning Commission upheld the CDS SEPA decision by a vote of 4-1. Immediately following the appeal hearing, the Planning Commission heard the Pasco Rezone Staff Report and continued the hearing to May 9, 2006. Additional comments were accepted from the public by close of business Friday May 9, 2006 Planning Commission meeting. The meeting was continued until May 23, 2006 at which they recommended denial of the Pasco Rezone by a vote of 5-0. The BOCC did on June 6, 2006 set a Closed Record Hearing for the June 20, 2006 agenda. It has been recommended that the BOCC conduct a closed record hearing to consider the Pasco Rezone (Z-05-28). Commissioner Huston moved to approve the Pascoe Rezone and directed staff to prepare enabling documents. Chairman Bowen seconded. Motion carried 2-1. (Vice Chairman Crankovich voted against the motion).

**CLOSED RECORD MEETING FLANAGAN, PETERSON, WHITEHEAD & WALD CDS**

Noah Goodrich, Staff Planner for Community Development Services, explained that Jeff Slothower, authorized agent, has submitted a complete application for a zone change from Forest and Range to Rural-5 for approximately 84 acres. The site location is located north of the City of Cle Elum and east of Big Tail road, Cle Elum, WA 98922, Tax Parcel Number 20-15-25059-0001. The surrounding area is composed of Forest and Range to the north, south, east and west. The Comprehensive Plan designation of the parcel is Rural. A Notice of Application was issued on February 6, 2006. Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on March 31, 2006. The Kittitas County Planning Commission recommended denial of the Flanagan, Peterson, Whitehead, and Wald Rezone at the May 9, 2006 public hearing by a vote of 4-3. Community Development Services staff recommends conducting a Closed Record Hearing to consider the Flanagan, Peterson, Whitehead, and Wald Rezone (Z-06-02). The BOCC did on June 6, 2006 set a Closed Record Hearing for the June 20, 2006 agenda. Commissioner Huston moved to approve the Flanagan, Peterson, Whitehead, and Wald Rezone and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING**

**TAYLOR REZONE (Z-06-03)**

**CDS**

Noah Goodrich, Staff Planner for Community Development Services, explained that Brad Taylor, Landowner, has submitted a complete application for a zone change from Forest and Range to Ag-5 for approximately 20 acres. The site location is located south of the SR 970 and east of Hidden Valley road off Lambert road of Cle Elum, WA 98922, Tax Parcel Numbers 20-17-31052-0003 & 0004. The surrounding area is composed of Forest and Range to the South and West and Ag-3 to the North and East. The Comprehensive Plan designation of the Parcel is Rural. A Notice of Application was issued on March 15, 2006. Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on May 3, 2006. The Kittitas County Planning Commission recommended approval of the Taylor Rezone at the May 23, 2006 Public Hearing by a vote of 4-1. Community Development Services staff recommended conducting a Closed Record Hearing to consider the Taylor Rezone the BOCC did on June 6, 2006 set a Closed Record Hearing for the June 20, 2006 agenda. Commissioner Huston moved to approve the Taylor Rezone and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING**

**SIEBER/ROBERT REZONE (Z-06-04)**

**CDS**

Scott Turnbull, Staff Planner for Community Development Services, explained that Otto Sieber and Robin Robert, landowners. Located east of SR-821 and north of Rosa View Dr, Yakima, WA 98901, Tax Parcel numbers 15-19-21000-0009, 15-19-15000-0013, 15-19-15000-0037, 15-19-22000-0007,

15-19-22000-0036 and 15-19-21000-0024. General rezone request involves 40.00 acres from Forest and Range to Agriculture-5 (File No.Z-2006-04). A complete application was submitted to the Community Development Services on March 1, 2006. A notice of application was issued on March 3, 2006. The Mitigated SEPA Determination of Non-Significance (MDNS) was issued on April 17, 2006. No Appeal was filed. The Comprehensive Plan designates the application site as being Rural. The Kittitas County Planning Commission recommended approval of said rezone in a 5-0 decision (2 members absent) on May 23, 2006. Community Development Services staff recommends conducting a Closed Record Hearing on June 20, 2006 and instruct staff to prepare enabling documents if approved. Commissioner Huston moved to approve the Taylor Rezone and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING**

**LESH REZONE (Z-05-34)**

**CDS**

Joanna Valencia, Staff Planner for Community Development Services, explained that Robert "Doc" Hansen, authorized agent for Phil Lesh, landowner has submitted an application for a general zone change from Forest and Range-20 to Rural-5 for approximately 86.03 acres. The site is located East of South of Cle Elum Ridge Rd (FS 3350) and South of Hidden Springs Rd, S. Cle Elum, WA 98943. The rezone applies to Assessor's tax parcel number 19-15-09050-0002, 0003, 0004, 0006. The site is located within the Rural designation of the Comprehensive Plan. Kittitas County Community Development Services issued a Notice of Application on February 24, 2006. Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on April 10, 2006. No SEPA Appeals were received. The Kittitas County Planning Commission held a Public Hearing on May 9, 2006 and forwarded their recommendation of denial for the Rezone with a 7-0 decision to the Board of County Commissioners. Public testimony was heard during the Public Hearing. The BOCC did on June 6, 2006 set a closed record for the June 20, 2006 agenda. Community Development Services staff recommends to take action on the Planning Commission recommendation to *deny* the Lesh Rezone and direct staff to prepare enabling documents for signature at the next agenda scheduled on July 18, 2006. Commissioner Huston moved to approve the Lesh Rezone and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING**

**SLS REZONE (Z-06-01)**

**CDS**

Joanna Valencia, Staff Planner for Community Development Services, explained that Wayne Nelsen, authorized agent for SLS Land Company, landowner, has submitted a complete application for a general zone change from Forest and Range-20 to Rural-3 of approximately 9.10 acres. The site is located North of Lower Peoh Point Rd and South of I-90. The

rezone applies to Assessor's tax parcel numbers 20-15-35000-0065 and 20-15-35000-0063. The site is located within the Rural designation for the Comprehensive Plan. Kittitas County Community Development Services issued a Notice of application on March 3, 2006. Kittitas County Community Development Services issued a SEPA Determination of Non-Significance (DNS) on April 10, 2006. No SEPA Appeals were received. The Kittitas County Planning Commission held a public hearing on May 9, 2006 and forwarded their recommendation of approval of the Rezone with a 7-0 decision to the Board of County Commissioners with the following additional condition: SEPA review will be required for any future development regardless of the exemption status at time of development. Public testimony was heard during the public hearing. The BOCC did on June 6, 2006 set a closed record hearing for the June 20, 2006 agenda. Community Development Services staff recommended to take action on the Planning Commission recommendation to approve the SLS Rezone and direct staff to prepare enabling documents for signature at the next agenda scheduled on July 18, 2006. Commissioner Huston moved to approve the SLS Rezone and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING**

**CHAMBERLIN REZONE (Z-05-16)**

**CDS**

Joanna Valencia, Staff Planner for Community Development Services, explained that Jeff Slothower, authorized agent for Sherry Chamberlin, landowner, has submitted an application for a zone change of approximately 77.80 acres from Commercial Agriculture and Agriculture-20 to Rural-3. The Comprehensive plan designation of the subject property is Rural. This subject parcels are located on 9201 Thorp Highway, Thorp, WA. 98946, bordering Thorp Depot Rd. on the West, Goodwin Road on the North, and the Thorp Highway on the East, within the SE quarter of Section 11 of T18N, R17E, WM in Kittitas County. There are nine contiguous parcels within this rezone request, Assessor's Tax Parcel 18-17-11040-0007, 0023, 0033, 0034, 0035, 0036, 0037, and 0039. Kittitas County Community Development Services issued a Notice of Application on October 12, 2005 with a comment deadline of November 14, 2005. A Re-notice of Application was reissued to address concerns raised from adjoining landowners stating that they did not receive a copy of the Notice of Application issued on October 12, 2005. This Re-notice extended the comment period to November 21, 2005. A SEPA Mitigated Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on December 7, 2006. A timely SEPA appeal pursuant to KCC 15A.04 was submitted on December 23, 2005 to the Kittitas County Board of Commissioners for the Chamberlin Rezone SEPA Threshold Determination by Paula Thompson and others. A Notice of SEPA Appeal Hearing and Public Hearing scheduled to be held on January 23, 2006 was issued on January 5, 2006. The Kittitas County Planning Commission held both a SEPA appeal Hearing and Public Hearing to consider the rezone on January 23, 2006. The planning Commission voted

5-0 to uphold the SEPA Threshold Determination of Mitigated Determination of Non-Significance and the mitigation requirements within said document. The Public Hearing for the Rezone was held directly after the SEPA Appeal Hearing. The Planning Commission voted to forward their recommendation of approval of the Rezone with a 3-2 decision to the Board of County Commissioners. Public Testimony for and against the rezone was received during the Public Hearing. In preparation of the transmittal to the Board of County Commissioners of the full project record, staff discovered that the recording system didn't capture the audio for the public hearing portion of the rezone. Due to this error, a record of the audio for the public hearing portion wasn't established; therefore staff suggested to the BOCC to remand the rezone back to the Planning Commission to hold another public hearing for the rezone in order to establish the record. On February 21, 2006, the Board of County Commissioners voted to remand the Chamberlain Rezone back to the Planning Commission to hold another public Hearing for the rezone in order to establish the record. On February 28, 2006, the Planning Commission did set a hearing date to re-conduct the Public Hearing for the Chamberlain Rezone during the April 25<sup>th</sup>, 2006 Public Hearing. The Public Hearing was for the rezone portion only. Kittitas County Community Development Services issued a Notice of the Public Hearing on March 22, 2006 with April 21, 2006 being the last day to submit written comments for the rezone. The Kittitas County Planning Commission held a Public Hearing to reconsider the rezone on April 25, 2006 and forwarded their recommendation of *denial* of the Rezone with a 4-1 decision to the Board of County Commissioners. Public testimony for and against the rezone was received during the Public Hearing. The BOCC did on June 6, 2006 set a closed record hearing for the June 20, 2006 agenda. Community Development Services staff recommends to take action on the Planning Commission recommendation to *deny* the Chamberlain Rezone and direct staff to prepare enabling documents for signature at the next agenda scheduled on July 18, 2006. Commissioner Huston moved to approve the SLS Rezone and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**CLOSED RECORD MEETING      HIGHLANDS OF CLE ELUM PLAT (P-06-02)      CDS**

Noah Goodrich, Staff Planner for Community Development Services, explained that Chuck Cruise, authorized agent for Charles and David Peterson, landowners, submitted an application for a 5-lot plat on approximately 113.13 acres. The property is zoned Forest and Range and the Comprehensive Plan designation is Rural. The subject property is located due North of the City of Cle Elum, off of Big Tail Rd, Tax Parcel numbers 20-15-23050-0001 & 20-15-23050-0002. Kittitas County Community Development Services issued a Notice of Application on February 21, 2006. This application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800 (1)(c)(i). The Kittitas County Planning Commission held a public hearing on June 23, 2006 and

voted to forward Highlands of Cle Elum Preliminary Plat with a recommendation of approval with a 5-0 decision to the BOCC with one further condition. The BOCC did on June 6, 2006 set a Closed Record Meeting for the June 20, 2006 agenda. Community Development Services staff recommends conducting Closed Record Meeting of the Highlands of Cle Elum Plat (P-06-02). Vice Chairman Crankovich moved to approve the Highlands of Cle Elum Preliminary Plat, and directed staff to prepare enabling documents. Commissioner Huston seconded. Motion carried 3-0.

**CLOSED RECORD MEETING      BROOKSTONE PRELIMINARY PLAT (P-06-11)      CDS**

Scott Turnbull, Staff Planner for Community Development Services, explained that Brookstone Preliminary Plat (P-06-11) Proponent: Green Canyon LLC, Wayne Nelson, authorized agent is requesting a Division of two parcels approximately 29.84 acres into a total; of 9 lots ranging in size from 3.00 to 4.06 acres of land that is zoned Rural-3. Location: The subject property is located NE of the City of Cle Elum and South of Owl Ridge Drive, Cle Elum, WA 98922 located in Assessors Tax Parcel number(s) 20-15-25060-0004 and 20-15-25061-0004. Property is zoned Rural-3 and the Comprehensive Plan designation is Rural. Community Development Services issued a Notice of Application on March 30, 2006. The Mitigated SEPA Determination of Non-Significance (MDNS) was issued on May 4, 2006. No appeal was filed. The Comprehensive Plan designates the application site as being Rural. The Kittitas County Planning Commission held a Public Hearing on May 23, 2006 and recommended approval 5-0 (2 members absent) with the following conditions: 1. The Applicant will provide for a safe passageway and location for a school bus stop. 2. Prior to final approval the sizes for lots one (1), Two (2) and Four (4) will be reexamined to ensure a three (3) acre lot size. The BOCC did on June 6, 2006 set a closed record meeting for the June 20, 2006 agenda. Community Development Services staff recommends conducting a closed record hearing on June 20, 2006 and instructing staff to prepare enabling documents. Commissioner Huston moved to approve the Brookstone Preliminary Plat, and directed staff to prepare enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**MYLARS      KELLY AND LONG FINAL PLAT AMENDMENT      CDS**

Commissioner Huston moved to approve and authorize the Chair to sign the final Mylar's for the Kelly and Long Final Plat Amendment. Vice Chairman Crankovich seconded. Motion carried 3-0.

**MYLARS      GREEN TRAILS ESTATE PLAT (P-05-12)      CDS**

Commissioner Huston moved to approve and authorize the Chair to sign the final Mylar's for the Green Trails Estate Plat (P-05-12). Vice Chair Crankovich seconded. Motion carried 3-0.

**AGREEMENT****SUNCADIA RESORT MAIN ENTRANCE****CDS**

Item was pulled at the request of Patti Johnson, Interim Director of Public Works, and Prosecuting Attorney's Staff, Jim Hurson. (No Action).

**RESOLUTION****REJECTING ALL BIDS ON WOODS & STEELE****DPW**

Commissioner Huston moved to approve Resolution No. 2006-94, Rejecting all bids received on May 30, 2006 for the Woods and Steele Road Reconstruction Project, RC 1486. Vice Chairman Crankovich seconded. Motion carried 3-0.

**RESOLUTION****CALL FOR BIDS WOODS & STEELE RD****DPW**

Vice Chairman Crankovich moved to approve Resolution No. 2006-95, Resolution to Authorize Public Works to call for bids for the Woods & Steele Road Reconstruction Project - RC 1486. Commissioner Huston seconded. Motion carried 3-0.

**CHANGE ORDER****AIRPORT ACCESS IMPROVEMENT PROJECT****DPW**

Commissioner Huston moved to approve Board signature on Change Order #2 for the Airport Access Improvements Project. Vice Chairman Crankovich seconded. Motion carried 3-0.

**RESOLUTION****NEW COUNTY HEALTH OFFICER****PH**

Commissioner Huston moved to approve Resolution No. 2006-96, Resolution to consider adoption of a Joint Resolution between the Board of County Commissioners and the Board of Health to Appoint a New County Health Officer, and directed Staff to prepare a hire letter to Doctor Larson along with the enabling documents. Vice Chairman Crankovich seconded. Motion carried 3-0.

**RESOLUTION****INSTALLATION OF AN EPDM MEMBRANE****MAINT**

Commissioner Huston moved to approve Resolution No. 2006-97, Resolution to award a contract for the installation of and EPDM membrane to the Jail and Sheriff's Office roof. Vice Chairman Crankovich seconded. Motion carried 3-0.

**AGREEMENT****UPPER KITTITAS COUNTY YOUTH ACTIVITIES****BOCC**

Commissioner Huston moved to approve the agreement with ADDS Upper Kittitas County Youth Activities Program a non-profit organization. The County agrees to pay ADDS Youth Activities Program a sum of \$ 5,000.00 for the year 2006. Vice Chairman Crankovich seconded. Motion carried 3-0.

