

**COMMISSIONERS' MINUTES
KITTTITAS COUNTY, WASHINGTON
PUBLIC HEARING**

TUESDAY

4:00 P.M.

JANUARY 16, 2007

Board members present: Chairman Alan Crankovich; Vice-Chairman David Bowen and Commissioner Mark McClain.

Others: Julie Kjorsvik, Clerk of the Board; Brandon Drexler, Public Works Director; Marsha Weyand, Assessor; and three members of the public.

PUBLIC HEARING BARNES ROAD - BONNEVILLE POWER ADMIN. PUBLIC WORKS

At approximately 4:00 p.m. **CHAIRMAN CRANKOVICH** opened a continued public hearing from January 2, 2007, to consider granting a Non-Exclusive Irrigation Franchise on Barnes Road with the Bonneville Power Administration, Kittitas County, Washington.

BRANDON DREXLER, DIRECTOR OF PUBLIC WORKS reported that he had received a phone call from a representative from the Bonneville Power Administration requesting to withdraw the Non-Exclusive Irrigation Franchise and to close the public hearing.

THERE BEING NO ONE REQUESTING TO TESTIFY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

CHAIRMAN CRANKOVICH said since the request was received from representatives of the Bonneville Power Administration requesting to withdraw the proposed Non-Exclusive Irrigation franchise, there is no action to be taken by the Board of County Commissioners.

PUBLIC HEARING RESCIND OPEN SPACE TIMBER - MAHONEY COMMISSIONERS

At approximately 4:05 p.m. **CHAIRMAN CRANKOVICH** opened the public hearing to consider rescinding the Open Space Timber Land Taxation Agreement between Kittitas County and David L. Mahoney and Barbara A. Mahoney, for a total of 15.62 acres located in the Plat of Thorton Creek II. Sec. 8, T19, R16 WM (Parcel Numbers 19-16-08051-0005, 19-16-08051-0011, 19-16-08051-0007).

COMMISSIONER BOWEN asked for the procedure of the Assessors office when an Open Space Timber application is received. **MARSHA WEYAND, ASSESSOR** reviewed their procedure. She explained that Resolution No.

94-25 had been amended by Resolution No. 2002-99, which deleted "lands within plated subdivisions shall not be eligible for Open Space or Timberland Classification" and add "within platted subdivisions, only those parcels that prohibit residential structures shall be eligible for Open Space or Timberland Classification". **MR. BOWEN** asked what the Assessors office considers a "plat". **MS. WEYAND** said their office has gone by the information that was previously provided to them by the Chief Civil Deputy Prosecutor, claiming that short plats do qualify as a plat. She said there was a suggestion of obtaining the definition of what is considered a plat.

DAVID MAHONEY, APPLICANT submitted copies of information into the record which included a chronology of events since he made his Open Space Timber application to the County. He indicated he found out about the issue of his agreement being possibly rescinded, because of a visit to the Assessors office on another issue, where they said the Assessor was trying to get a determination of the property. **COMMISSIONER McCLAIN** asked for clarification relating to the application claiming there were no structures located were on the property and asked when the cabin was put on the property? **MR. MAHONEY** indicated the cabin was placed on the property some time in the 1990's. **LOREN HINER, CONSULTING FORESTER** said he had assisted in writing the Forest Management Plan and application. He said the Assessors office had been aware of their information all through the process and they did not make comments, including at the prior public hearing when the Board approved the agreement. **PHIL HESS, CONSULTING FORESTER** felt that if any parcels qualify for Open Space Timber, this one certainly does. He felt the Resolution needed further clarification (Resolution No. 2002-99) and offered to work with the Assessors office to make sure it's clear to both the public as well as the County offices. He recommended that the Board leave the Agreement in place and to not rescind it.

THOSE PRESENT & TESTIFYING: PERRY HUSTON referenced the Open Space Timber and Open Open Space classifications and their definitions. He recalled the subsequent amendments were driven by Suncadia, since there were large tracts of Open Space. He said the definitions need to be re-examined, since a lot has changed since the last Resolution had been adopted. **THERE BEING NO ADDITIONAL TESTIMONY THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

COMMISSIONER McCLAIN wanted clarification on what the tax difference would be for the property. **MS. WEYAND** said if the property were in the Open Space Timber, the highest value would be between \$50-\$60 (highest) per acre and lowest would be \$1.00 per acre. She said their office only reviews the legal ownership, tax parcel number and acreage. They do not make recommendations on the applications and

that is why they suggest the Forest Management Plans are conducted by professional Foresters.

COMMISSIONER BOWEN felt the original Resolution and the amended one conflicted with each other. He said with the information provided by the applicant, he would be inclined to leave the open space timber agreement in place. He felt every parcel within the County is somehow "platted". He wanted the criteria to be provided within a Resolution that clearly outlines definitions so the Assessor's office and public knows what to expect. **COMMISSIONER McCLAIN** was concerned with the Forest Management Plan and how it relates to the land being commercial and how it is commercially benefited. He was concerned with taking it out of the County's taxes with a residential structure on it, although the County promotes open spaces, agriculture, and forest lands. **CHAIRMAN CRANKOVICH** said Forest Plans are a management plan for property owners and felt Mr. Mahoney has done a lot of work to ensure it is done properly.

COMMISSIONER BOWEN moved to uphold the previous decision and determination made by the Kittitas County Board of Commissioners and to not rescind the taxation agreement with the Mahoney's. **CHAIRMAN CRANKOVICH** seconded. Motion carried 3-0.

Meeting adjourned at 5:12 p.m.

CLERK OF THE BOARD

**KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik

Alan Crankovich, Chairman