

**COMMISSIONERS' MINUTES
KITITITAS COUNTY, WASHINGTON
COMMISSIONERS AUDITORIUM
REGULAR MEETING**

TUESDAY

2:00 P.M.

AUGUST 17, 2010

Board members present: Chairman Mark McClain, Vice-Chairman Paul Jewell and Commissioner Alan Crankovich.

Others: Catherine Dunn, Deputy Clerk of the Board; Kirk Holmes, Director of Public Works and Interim Director of Community Development Services; Jan Ollivier, Interim Planning Manager; Steve Lathrop, representing the landowner, Larry Hillis, Cascade View Estates; and Mitch Williams.

PUBLIC HEARING

CODE REVISIONS FOR TDR

CDS

At 2:00 p.m. **Chairman McClain** opened the public hearing to consider amending KCC 17.13, 17.98, 17.36 and 17.37 for clarification of the Transfer of Development Rights program.

Jan Ollivier, Interim Planning Manager, asked the Board to continue the public hearing because the Planning Commission has not heard the issue. They did not have a quorum at their meeting. They will meet again on August 24, 2010.

There was no one present to testify for the public hearing.

Vice-Chairman Jewell moved to continue the public hearing to September 7, 2010 at 2:00 p.m. in the Commissioners' Auditorium with the record to remain open. **Commissioner Crankovich** seconded the motion. Motion carried, 3-0.

PUBLIC HEARING

ADDING ROADS TO ROAD SYSTEM

PUBLIC WORKS

At 2:10 p.m. **Chairman McClain** opened the public hearing to consider adding portions of Hobert AVE, Plumridge AVE, Magnolia ST and Pfenning RD onto the County Road System and to identify Stop Signs and establish speed limits.

Jan Ollivier, Transportation Manager, explained the Engineer's Report submitted by Doug D'Hondt, County Engineer. She said the roads were all built to the City Standards. She said there was one outstanding issue. The storm drainage retention ponds will need to be improved, as they are not working but were built to

the City approved Engineered plans. The Prosecutor's office advises going forward to place the roads on system. **Vice-Chairman Jewell** asked what the problem was with the stormwater system. **Ms. Ollivier** said the current pond is holding water and doesn't drain. She said the City has worked out a plan but it hasn't been completed yet as there is no funding for this. Since the developer declared bankruptcy, they are no longer a part of the plat and the Home Owners Association has not yet been formed. She said the Prosecutor's Office said to go ahead with placing the roads on system.

Commissioner Crankovich asked why the Board was considering this since the Road Standards are against it.

Jan Ollivier said the public would benefit from placing the roads on the Road System, as well as for school bus safety. **Commissioner Crankovich** said he saw no benefit for the County, only cost and if the Board moves forward, there needs to be a condition that snow will end up in people's driveways. He said if the subdivision will be annexed to the City, why bother. **Ms. Ollivier** said the city is looking at annexing but when it would happen is the question. **Kirk Holmes, Public Works Director** said the real benefit is safety and control of the intersections.

THOSE PRESENT AND TESTIFYING: **Steve Lathrop, on behalf of Larry Hillis, Cascade View Estates** said MD Jackson started the plat, had it engineered and then went bankrupt, and finally, lenders took back the individual lots. The County owns the roads as they are dedicated to the public through the final plat approval. He said he didn't know why the roads were dedicated in final plat approval and then went on system through another process. He suggested the Board look at the final plat requirements and said there was no valid reason to refrain from accepting these roads onto the County Road System. The stormwater issues should have been addressed at final plat approval. The system was constructed as engineered but the ground water is high in that area. The Stormwater system is owned by the Home Owners Association which has not yet been formed and would have to pay for any corrections. He said he was not aware of any condition that would keep these roads from being accepted. He explained regarding snow removal, the school district won't permit the school district buses to go into streets that are not plowed.

THE PUBLIC TESTIMONY WAS CLOSED.

Vice-Chairman Jewell said the Engineer's Report suggests street lighting operation and maintenance to not be paid by the County. **Kirk Holmes** said the same situation is in Courier Creek and he said he was surprised by this recommendation. **Steve Lathrop** added that whenever the City has input, street lights appear. If the County asks for this it's in the Right of Way and is publicly owned. He said he had talked with Mike Smith, City Planner, who had only one signature for the annexation and needs to have the signatures for annexation within a 60 day period, and that time is nearly up. The annexation will remain open as there is no sunset clause for them.

Jan Ollivier said that Scott Bradshaw, former Director of Public Works, indicated in a letter that the County would install the street lights.

Commissioner Crankovich said Currier Creek has an agreement with the County for snow plowing and this could be the same. With the smaller vehicles and sanding equipment, these subdivisions can be done much easier. The County is more efficient at snow removal than the City.

Vice-Chairman Jewell asked if there was a maintenance guarantee in place? **Kirk Holmes** replied that there was not. **Steve Lathrop** added there was no place to get a bond and the purpose of a maintenance bond is to make sure roads hold up for at least two years. He said they really didn't need one as the roads are over two years old and that requirement could be waived.

Chairman McClain said he was on the Planning Commission when the subdivision was approved and there was significant discussion of all parts of it. The idea of annexation was far out in the future.

Steve Lathrop said Larry Hillis of Cascade View Estates plans to go ahead with the rest of the plat.


There was further discussion on the possible waiver of the Maintenance Guarantee.

Kirk Holmes said he deferred to the Prosecutor's office whether this requirement can be waived.


Vice-Chairman Jewell moved to continue the public hearing to September 7, 2010 at 2:00 p.m. in the Commissioner's Auditorium with the record closed. **Commissioner Crankovich** seconded the motion. Motion carried, 3-0.

The public hearing was adjourned at 2:37 p.m.

DEPUTY CLERK OF THE BOARD


Catherine Dunn

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON


Mark McClain, Chairman