Board members present: Chairman Perry D. Huston and Vice-Chairman Bruce Coe.

Others: Julie Kjorsvik, Clerk of the Board; Paul Bennett, Public Works Director; Kelly Carlson, Public Works Administrative Assistant and approximately 5 members of the public.

At approximately 4:00 p.m. CHAIRMAN HUSTON opened the public hearing to consider adopting the Bowers Field Airport Master Plan and Industrial Area Update.

PAUL BENNETT, PUBLIC WORKS DIRECTOR, presented a Staff Report. He explained that Kittitas County had contracted with Bucher Willis & Ratcliff to prepare a Master Plan update. He gave an Executive Summary for the Aeronautical Master Plan, and said the information had been posted on their website, along with copies that were available in their office for public review. He said they forecast operations to go from the current level of 55,000 a year to 75,200 in the year 2020. The ultimate critical aircraft was upgraded from an ARC B-II (Super King Air 350) to an ARC B-II+10 aircraft (Cessna/Textron, Citation Ultra). There is a requirement which would increase the length of Runway 11-29 to 4600 feet from the current 4300. He reviewed the proposed costs of phased development and the funding requirements from FAA, as well as local shares.

THOSE PRESENT & TESTIFYING: TERESA SLOAN had questions of extending the runway and the lighting system; approaches and restricted areas. She also spoke on behalf of Central Washington University, stating they may not be able to afford such a large increase for the lease rates. DEBBIE STRAND, REPRESENTING THE ELLENSBURG ECONOMIC BUSINESS AUTHORITY, felt raising the lease rates from .6 cents to .15 cents was too much and would drive businesses out of the industrial area. She suggested looking at comparable rates and maybe phasing the increases. She felt there was not enough time spent on the industrial development portion of the plan versus the aeronautical side. STEVE REINKE, REPRESENTING KITTCOM, expressed concerns with the proposed lease rate increase, and urged the Board to consider tiered rates. MR. BENNETT addressed Ms. Sloan’s comments. He said the proposed lease rates reflected the build out for the next 20 years, and said it would be
the only way to afford the proposed improvements. He said the Board could stretch out the improvements and go at a slower rate, but the direction they had wanted to go, was to have the airport eventually be self sustaining. He said the Airport Advisory Board did not have any negative feedback on the plan, but suggested continuing to look at the lease rates. He said he was ultimately in favor of a gradual increase in rates. **JACK DUGAN, A MEMBER OF THE AIRPORT ADVISORY BOARD, said** there was a lot of hard work done on the plan and expressed their support. He said there was already an inflationary clause in the agreements for private hangars. **THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.**

**COMMISSIONER COE** felt there should be input sought from the occupants in the business development area and what would be of more interest or appealing to them (green grass in medians, etc.). He said increases in lease rates need to be justified, such as providing more services. He felt the County could attract more people to lease at the development park, if the rates remained at .6 cents a foot, and maybe with more businesses, it would offset the need for an increase.  

**CHAIRMAN HUSTON** questioned if the tenants would be getting more than just a better access from Bowers Road to the airport. He said at some point in time, the County needs to be more competitive, as long as it’s justifiable.

**CHAIRMAN HUSTON** moved to continue the public hearing to Tuesday July 6, 2004 at 4:00 p.m. and to direct staff to prepare enabling documents updating the Aeronautical and Industrial Area Master Plan for the Bowers Field Airport. **COMMISSIONER COE** seconded. Motion carried 2-0.

Meeting adjourned at 4:55 p.m.

---

**CLERK OF THE BOARD**  
**KITTITAS COUNTY COMMISSIONERS**  
**KITTITAS COUNTY, WASHINGTON**

Julie A. Kjorsvik  
Perry D. Huston, Chairman