PUBLIC HEARING
KITTITAS COUNTY, WASHINGTON
BOARD OF COUNTY COMMISSIONERS

WEDNESDAY 6:00 P.M. March 2, 2005

Board members in attendance: Chairman Perry Huston, Vice-Chairman David Bowen and Commissioner Alan Crankovich.

Others: Shannon Carlson, Deputy Clerk of the Board; Paul Bennett, Public Works Director; Jennifer Steward, Road Log Technician and approximately 6 members of the public in attendance.

PUBLIC HEARING SHAFT STREET VACATION PUBLIC WORKS

At 6:00 p.m. CHAIRMAN HUSTON opened the public hearing to consider the vacation of a portion of Shaft Street.

PAUL BENNETT, PUBLIC WORKS DIRECTOR went over the staff report. Mr. Bennett explained where Shaft Street is and went over the plats that have been given preliminary approval which started the vacation process. Mr. Bennett referred to the drawing of the short plat and showing the amount of land that will be accessed from the new roads and also showed the Board where potential development could be within the adjoining lots. He looked at alternatives for placing new roads and came up with the proposal set before the Board for preliminary approval. Staff feels that vacating Shaft Street is a viable option and that public access will remain on the street and there would not be a high-speed approach to the new alignment. Mr. Bennett reviewed his Engineers Report and is recommending that the Board of County Commissioners declare the requested portion of Shaft Street (as shown) unnecessary to the transportation system for Kittitas County and authorize the vacation of said right of way and roadway. He explained that the adjacent landowners should not be required to purchase the abandoned right of way as the county is receiving a similar amount of land for the new alignment. CHAIRMAN HUSTON asked for an explanation of the land that the County is receiving. Mr. Bennett showed CHAIRMAN HUSTON on the map where the land is being exchanged. COMMISSIONER CRANKOVICH asked about the old road and what would occur with it. COMMISSIONER BOWEN asked about a small amount of land. Mr. Bennett gave a background of the beginning of the vacation process. No historical documents were located for the establishment of Shaft Street. The road was on the county road system between 1960 and 1971, and in 1971 there was a Resolution approved reaffirming the roads on the county road system. The Assessor provided a land value of $10,000 and $12,000 per acre. The acreage of the right of way to be vacated on the existing portion of Shaft Street is approximately .45 acres. The total acreage for the right of way of the new alignment of Shaft Street is approximately .50 acres. The acreage of right of way for the new road that will be acquired is approximately 1.87 acres. This realignment is the result of the Crystal Creek Div. II Short plat. At this time the county would like to retain the portion of Shaft...
Street that runs along SR 903 for future intersection improvements. He recommended that the Board of County Commissioners approve this vacation, with the following conditions and direct Public Works to move forward with all of the required transactions: Roads build and accepted by Kittitas County and right of way dedicated by quit claim deed and accepted by Board of County Commissioners.

COMMISSIONER CRANKOVICH asked about easement/access issues with the Roslyn Sewer Treatment Plant. MR. BENNETT explained the solution to the issue and showed an alternate route that can be used once the new road is put in.

THOSE PRESENT & TESTIFYING:

JOE PECK REPRESENTING THE CITY OF ROSLYN talked about the road that the City uses to access the treatment plant. They have used the road by permission and would like to recommend that the county not allow the vacation unless Ridge Road is constructed and given public access. They need to be able to access that facility.

KEN RATLIFF explained the effort that has gone into putting the short plat together with the CMA church. He gave some background of the sale of the property and how the church acquired the site. He explained the road access issues and design options when talking to county staff. He agreed with Mr. Bennett’s with the safety issues on the intersection that is when they met with staff and discussed the realignment of Shaft Street. He recommended extinguishing all other easements with the agreement, and that the other roads would be dedicated to the public for public use so that the public that had access would continue to have access.

PAUL BENNETT asked Mr. Peck if there are any city utilities that are located in the portion of Shaft Street that the county is planning on vacated. Mr. Peck said there were no utilities, and there should not be any utility easements kept if it’s not needed. (Make sure there are no water lines). COMMISSIONER BOWEN said he talked with Brian Lenz to see if there are any PSE lines that need to be in the right of way, and he said there were no existing utilities no easements left.

MR. PECK said that the City of Roslyn back in the days when there was mining there was a water shaft on No. 5 mine site that is boarded up and not used and there maybe some wood and boards found when reconstructing the road.

CHAIRMAN HUSTON talked about when staff is directed to prepare documents that all easements that are found are to be included the documents.

THERE BEING NO ADDITIONAL TESTIMONY, THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

COMMISSIONER BOWEN expressed that he wants all easements checked and any other work completed upon final approval. CHAIRMAN HUSTON
reviewed the vacation process. He explained that Shaft Street would not be decommissioned until the final street has been constructed and completed, which is always a condition. COMMISSIONER CRANKOVICH asked if there would be construction of both roads at the same time? MR. BENNETT said yes that he would have both roads constructed at the same time best interested of the public, and the Board could make that a condition.

CHAIRMAN HUSTON moved to grant preliminary approval of the vacation of Shaft Street and to direct staff to proceed with enabling documents. COMMISSIONER BOWEN Second. CHAIRMAN HUSTON suggested the change of value for the dedication of the right of way; accept it by taking land necessary for the creation of the intersection of the street to the right of 903. Execution of quit claims of necessary property. Shaft Street will not be decommissioned until the new ones are constructed. No bonds are to be put out for the roads. If existing utility easements already there and are needed then the County needs to preserve them. If there are no easements, and there are no potential for them then it needs to be stated in the resolution. No need to keep easements if not needed. Motion carried 3-0.

COMMISSIONER HUSTON directed staff to have enabling documents completing the vacation to be ready when the roads are built. Staff to draft a Resolution with the conditions for the next agenda March 15th, 2005. COMMISSIONER HUSTON moved to continue the public hearing to March 15th, 2005 at 2:00 in the Commissioners Auditorium for purposes of considering a Resolution codifying the Boards decision and direction. COMMISSIONER CRANKOVICH second. Motion carried 3-0. Record is closed.

Meeting adjourned at 6:43 P.M.

Shannon Carlson
Deputy Clerk of the Board

Perry Huston, Chairman