COMMISSIONERS' MINUTES
KITTITAS COUNTY, WASHINGTON
SPECIAL MEETING

TUESDAY 4:00 P.M.  AUGUST 2, 2005

Board members present: Chairman Perry Huston; Vice-Chairman David Bowen & Commissioner Alan Crankovich.

Others: Julie Kjorsvik, Clerk of the Board; Jan Sharar, Staff Planner; Darryl Piercy, Director of Community Development Services; Joy Potter, Public Works Staff; Patti Johnson, Interim Public Works Director and approximately 15 members of the public.

PUBLIC HEARING  SUBDIVISION CODE  CDS

At approximately 4:00 p.m. CHAIRMAN HUSTON opened the continued public hearing to consider amendments to the Kittitas County Subdivision Code.

DARRYL PIERCY, DIRECTOR OF COMMUNITY DEVELOPMENT SERVICES reviewed the history of the hearing and gave a staff report. He acknowledged modifications regarding irrigation which was consistent with the Irrigation Districts previous testimony; large lot subdivisions providing for administrative reviews; and the exempt segregations acreage remains the same as in the July 20th draft.

THOSE PRESENT & TESTIFYING: URBAN EBERHART, REPRESENTING THE KITTITAS RECLAMATION DISTRICT gave proposed language for 16.12.110. MR. EBERHART ALSO REPRESENTING THE FARM BUREAU suggested adding language to include grandfathering in any application that has been submitted to the County prior to adoption of the code. DALE DYK explained that he was concerned with the large parcels being broken up into 80 acre parcels and would like to see it brought down to 20 acre pieces. CHAD BALA, TERRADESIGN WORKS testified on the 80 acre exemption and suggested that the 20 acre be retained. He suggested placing a percentage towards boundary line adjustments. PAT DENEEN felt the 80 acres needed to be taken out and supported the 20 acre concept. He addressed the binding site plan requirements and questioned why the County would want to try and force someone into interest in undivided road as he was concerned with liability. CLINT PERRY REPRESENTING TERRADESIGN WORKS spoke of binding site plan notification for public review and comment and felt the process should be clarified.
At the conclusion of the hearing, Chairman Huston excused himself from the remainder of the meetings.

PUBLIC HEARING            VACATE PORTION OF CANYON ROAD            PUBLIC WORKS

COMMISSIONER BOWEN opened a public hearing to consider vacating a portion of Canyon Road right-of-way.

PATTI JOHNSON, INTERIM PUBLIC WORKS DIRECTOR reviewed a staff report. She said a request had been received to initiate the action by Russell Elliott along with the appropriate fee. The County Assessor had provided a land value of $2,000 to $12,000 per acre, depending on the adjoining parcel size. The Public Works Department recommended to the Board that they consider a fair market value for the Elliot property at $8,700.00. She referenced a letter dated August 2, 2005 from the Washington State Department of Transportation, stating they were interested in acquiring the vacated right-of-way which is adjacent to the State’s property and recommended a fair market value at $0.00. Should the Board determine a value is necessary to establish on the WSDOT property, they recommended $2,000.00 based on the larger acreage. The Public Works Department recommended declaring the requested portion of the Canyon Road right-of-way as unnecessary to the transportation system for Kittitas County and urged the Board to vacate the said right-of-way.

THOSE PRESENT & TESTIFYING: BRAD FITTERER REPRESENTING FITTERER PARTNERSHIP said they had no objection with the proposed vacation, but was concerned that their property would be landlocked. He urged the Board to ensure they are granted an easement if they approve Mr. Elliot’s request. THERE BEING NO FURTHER TESTIMONY, THE PUBLIC PORTION OF THE HEARING IS CLOSED.

JOY POTTER, PUBLIC WORKS STAFF said the Fitterer’s land would not be landlocked and it appeared they were already landlocked per the Assessor’s records. The Fitterer’s would need to also get an easement from Elliot’s property they purchased from WSDOT as well. She said staff could put in a stipulation for an easement onto Elliot’s property (across the 70 feet).

COMMISSIONER BOWEN said he had no disagreement with the proposed values.
COMMISSIONER BOWEN moved to approve Resolution No. 2005-106, Ordering the Vacation of a Portion of the Canyon Road Right-of-Way. COMMISSIONER CRANKOVICH seconded.

COMMISSIONER BOWEN moved to amend Resolution No. 2005-106, to include language that would provide an easement across the 70 foot right-of-way to access the Fitterer's property. COMMISSIONER CRANKOVICH seconded. Motion carried 2-0.

Vote on the main motion was passed 2-0.

At approximately 5:25 p.m. COMMISSIONER BOWEN opened a public hearing to consider approving an Irrigation Franchise with the Big Creek Water Users Association on Nelson Siding Road.

JOHN NIXON, PUBLIC WORKS DEPARTMENT reviewed a request from the Big Creek Water Users Association, who would like to irrigate land on the north side of Nelson Siding Road and the only way to get water to that location is to cross the county road. He recommended that the Board approve a Non-exclusive Irrigation Franchise with Big Creek Water Users Association.

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

COMMISSIONER CRANKOVICH moved to approve a Non-Exclusive Irrigation Franchise to use County Roads, Rights-of-Way and other County Property within Kittitas County, with the Big Creek Water Users Association. COMMISSIONER BOWEN seconded. Motion carried 2-0.

At approximately 5:27 p.m. COMMISSIONER BOWEN opened a public hearing to consider an Irrigation Franchise with Eastside Development, Inc. in the Currier Creek Estates Plat.
JOHN NIXON, PUBLIC WORKS STAFF reviewed a staff report. He said it had been brought to his attention that the irrigation delivery system would extend from the plat in the County right-of-way north along Reecer Creek Road to the Town Ditch. With the extended area the notification area needs to be modified prior to conducting the public hearing. He suggested that the Board either continue the public hearing or set new public hearing so the notice would include both estates plat and the line that will run from plat to Town Ditch.

COMMISSIONER BOWEN preference was to close the public hearing and have staff prepare another legal notice.

COMMISSIONER BOWEN moved to set a new public hearing to be held on Tuesday August 23, 2005 at 4:00 p.m. and direct staff to prepare a new legal notice. COMMISSIONER CRANKOVICH seconded. Motion carried 2-0.

Meeting adjourned at 5:30 p.m.

CLERK OF THE BOARD

Perry D. Huston, Chairman

08/02/2005 MINUTES