TUESDAY  2:00 P.M.  MARCH 17, 2009

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

Others: Mandy Robinson, Deputy Clerk of the Board; Tom Kelley, Construction Manager; Dan Davis, Chief Building Official; Doug D’Hondt, County Engineer; Patti Johnson, Solid Waste Director; Zera Lowe, Deputy Prosecutor; Stephanie Happold, Deputy Prosecutor; Kirk Holmes, Public Works Director/Interim Community Development Services Director; Dan Valoff, CDS Staff Planner; Lisa Iammarino, Code Enforcement/Investigation Officer; Brent Bottoms, Deputy Prosecutor and approximately 10 members of the public.

PUBLIC HEARING  LEASE - VALLEY ESPRESSO  COMMISSIONERS

At approximately 2:00 p.m. COMMISSIONER CRANKOVICH opened a public hearing to consider leasing County owned property (Valley Espresso) located at 409 N. Ruby Street Ellensburg, WA 98926.

ZERA LOWE, DEPUTY PROSECUTOR said the County had recently approved an assignment of lease with the current tenant that ends at the end of August 2009 and they would like the Board to consider another lease for two years beginning September 1, 2009 and to expire August 31, 2011.

COMMISSIONER JEWELL questioned who would be responsible for snow removal in the lease. ZERA LOWE, DEPUTY PROSECUTOR indicated that the lease addresses maintenance, which covers debris and brush, etc. COMMISSIONER McCLEIN felt the lease covers it. COMMISSIONER CRANKOVICH felt that the requirements that the City of Ellensburg imposes would be attentive to the needs of snow removal, since the business is within the city. He explained that Ms. Stewart owns the building and lease is for the parcel.

COMMISSIONER McCLEAN indicated that there had been on-going concerns regarding a light next to the building. He explained that there is an Attorney in town that calls frequently and asks when it will be fixed. ZERA LOWE, DEPUTY PROSECUTOR felt that the utilities would be the lessee responsibility. DESI STEWART, LESEE indicated that she had looked for a control panel in the business and saw nothing labeled for the light. The Board indicated they would have the

03/17/2009 MINUTES
Maintenance Department look into it. **DESI STEWART** questioned if she had permission to make alterations to the building, such as painting or new signage. **COMMISSIONER McCCLAIN** indicated that it is her building, and she can do what she’d like to it. He reminded Ms. Stewart that she is only leasing the parcel the building is hers. **COMMISSIONER CRANKOVICH** encouraged Ms. Stewart to contact the City to make sure she is complying with their requirements. **COMMISSIONER JEWELL** indicated that although he was not for certain he thought that the County would have to sign off on the signage and the City has a Sign Code and a Design Review Board that he would encourage her to look into it. **DESI STEWART** questioned the provisions regarding the sales of clothing, mugs, etc. She explained that it currently says she will only sell food and coffee. **COMMISSIONER McCCLAIN** questioned Ms. Stewart and requested confirmation that she was not intending to open a “Bikini Business”.

**LEASE CARAVAN DELIVERY & ESPRESSO COMMISSIONERS**

**COMMISSIONER McCCLAIN** moved to approve Board signature on the commercial building lease between Kittitas County and Desi Fay Stewart d/b/a Caravan Delivery & Espresso LLC. Noting the term of the lease shall be for two years and will commence on the 1st day of September 2009 and terminate on the last day of August 2011. **COMMISSIONER JEWELL** seconded. Motion carried 3-0.

**PUBLIC HEARING HAYWARD ROAD NON-EXCLUSIVE FRANCHISE PUBLIC WORKS**

At approximately 2:13 p.m. **CHAIRMAN CRANKOVICH** opened a continued public hearing from February 18, 2009 to consider granting a Non-Exclusive Franchise on Hayward Road located in Sections 15, 16, 21 & 22 of Township 19, Range 17, Ellensburg, Washington. He explained that the hearing had been continued due to an error in advertising.

**DOUG D’HONDT, COUNTY ENGINEER** apologized and explained to the Board that they needed to request the Board either close or continue the hearing again, as there were additional error’s that were not originally caught. He explained that somehow inadvertently Bettas Road was left out of the legal notice. **COMMISSIONER McCCLAIN** moved to close the hearing with no action taken. **COMMISSIONER JEWELL** seconded. Motion carried 3-0.

**PUBLIC HEARING HAYWARD/BETTAS ROAD FRANCHISE PUBLIC WORKS**

At approximately 2:14 p.m. **CHAIRMAN CRANKOVICH** opened a public hearing to consider establishing a non-exclusive franchise agreement with Sagebrush Partners, LLC.

**DOUG D’HONDT, COUNTY ENGINEER** reviewed a staff report noting that Sagebrush Partners, LLC is seeking approval for a new non-exclusive
franchise agreement for the Hayward Hill Road and Bettas Road areas for the KV Valley Wind Project. He indicated negotiations have been conducted between Kittitas County Public Works, the Prosecutor’s Office and Sagebrush Partners LLC and both sides have come to an agreement over the draft franchise that is presented. He explained that if the Franchise Agreement is agreed upon and approved, then it will remain in effect for a period of twenty-five years, noting that the agreement is to be entered into contemporaneously with the Hayward Hill Transportation Mitigation Improvements Agreement. ERIN ANDERSON, REPRESENTING SAGEBRUSH LLC thanked the Board and County staff for the ease in working together. STEPHANIE HAPPOLD, DEPUTY PROSECUTOR reviewed changes that are to be considered.

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

COMMISSIONER CRANKOVICH questioned where the County is at in the Hayward Hill mitigation process. Ms. Happold presented the Board with three Resolutions for Board consideration.

RESOLUTION 2009-34 NON-EXCLUSIVE FRANCHISE SAGEBRUSH LLC DPW

COMMISSIONER JEWELL moved to approve Resolution 2009-34, Granting the Non-Exclusive Franchise to use County Roads, Rights-of-Way and other County Property within Kittitas County to Sagebrush Power Partners, LLC for Hayward Hill Road and Bettas Road areas. COMMISSIONER McClAIN seconded. Motion carried 3-0.

PUBLIC HEARING GILBERT ROAD NON-EXCLUSIVE PUBLIC WORKS

At approximately 2:19 p.m. CHAIRMAN CRANKOVICH opened a public hearing to consider an Irrigation Franchise with Ron Axtman on Gilbert Road.

THOMAS KELLEY, CONSTRUCTION MANAGER reviewed a staff report. He explained that the Franchise is proposing the installation of a 10" PVC irrigation water pipe in County right-of-way crossing Gilbert Road. He noted that the proposed pipe installation will proceed 120' southward from the west side road right-of-way line at a depth of 3' and will cross Gilbert Road through 15" CMP sleeve in roadway to terminate at the east side right-of-way line of Gilbert Road for an approximate distance of 60'.

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

AGREEMENT GILBERT ROAD NON-EXCLUSIVE PUBLIC WORKS

03/17/2009 MINUTES 3
COMMISSIONER CRANKOVICH questioned process old vs. new. COMMISSIONER
McCLAIN moved to approve Board signature on a Non-Exclusive
Irrigation Franchise with Ron Axtman, Gilbert Road, to the County
Road, Rights-of-way and other County property within Kittitas County
(Ron Axtman of Gilbert Road). COMMISSIONER JEWELL seconded. Motion
carried 3-0.

PUBLIC HEARING TITLE II KITTITAS CO. CODE COMMISSIONERS

At approximately 2:22 p.m. CHAIRMAN CRANKOVICH opened a public
hearing to consider an Ordinance to amend Kittitas County Code Title
II. ZERA LOWE, DEPUTY PROSECUTOR reviewed a staff report and stated
she would remain present to answer any questions the Board may have.
COMMISSIONER MARK McCLAIN gave a brief history of the property and
the on-going desire to build at the Nanum property that ADDS has
expressed interest in. He explained that they are a non-profit
agency and that their current structure is a liability to the
County. ZERA LOWE indicated that this amendment will provide the
County flexibility. COMMISSIONER JEWELL expressed his appreciation
regarding the presented revisions.

The Board expressed their appreciation for the work that Ms. Lowe
has provided.

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

ORDIANCE 2009-04 TITLE II AMENDMENT COMMISSIONERS

COMMISSIONER JEWELL moved to approve Board signature on Ordinance
2009-04, Establishing Comprehensive Procedures for the Management of
County Real & Personal Property. COMMISSIONER CRANKOVICH seconded.
Motion carried 3-0.

PUBLIC HEARING KCC 14.04.045 COMMISSIONERS

At approximately 2:31 p.m. CHAIRMAN CRANKOVICH opened a public
hearing to consider an Ordinance to amend Kittitas County Code
Chapter 14.04.045, as it pertains to the placement and use of RV’s,
Park Model Trailers, and Park Models within the County.

LISA IAMMARINO, INVESTIGATION ENFORCEMENT OFFICER reviewed a staff
report and provided an Ordinance for consideration. She explained
the background for the request to amend Kittitas County Code (KCC)
as it pertains to the placement and use of RV’s, Park Model
Trailers, and Park Models within the County. She explained that
currently KCC allows for an RV to be placed in an area of a flood
hazard for 180 days, but does not provide for an effective tracking
method making enforcement difficult. In addition, the current code

03/17/2009 MINUTES 4
does not clearly regulate the placement and habitation of Park Models, Park Model Trailers and RV's within Kittitas County.

COMMISSIONER JEWELL questioned KCC 14.08.295 Sub Section#1. MS. IAMMARINO review the placement and permanent set up language. COMMISSIONER JEWELL felt that it was crucial to clearly outline camping for recreational purposes or hunting, etc.

There was discussion over Sub Section #2 and how it works with Sub Section #6 & #7. COMMISSIONER JEWELL felt the Sections were conflicting. BRENT BOTTOMS, DEPUTY PROSECUTOR answered questions regarding Section #2. Further discussion on whether the language would prohibit camping during flood season and/or the camping season. MR. BOTTOMS addressed concerns over the lack of consistency in Sections 6 & 7. He noted the changes that were made and provided copies to the Board to reflect the new changes.

DARLENE BOYKiw, YAKIMA RIVER RV PARK expressed her concerns for the RV Park she owns. She questioned her location of being in a flood plain and explained that tents in her opinion were more trouble than RV's. She expressed her feeling of being threatened by this Ordinance and the impacts to her business.

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

COMMISSIONER McClAIN indicated he needed more time to consider the proposed amendments, specifically pertaining to potential camping impacts. COMMISSIONER JEWELL agreed. COMMISSIONER McClAIN was appreciative of the idea of what was trying to be accomplished. COMMISSIONER CRANKOVICH agreed that some of the word-smithing needed work to include more specifics in the language. KIRK HOLMES, DIRECTOR OF PUBLIC WORKS/INTERIM CDS DIRECTOR clarified that the intent was not to eliminate camping as the camp grounds discussed are all permitted i.e., KOA and Ringer Loop Campground.

MR. BOTTOMS, MR. HOLMES AND MS. IAMMARINO indicated that they would meet and bring new information forward to consider at the next Public Works Study Session prior to it going through a Public Hearing.

COMMISSIONER CRANKOVICH moved to continue the hearing to Tuesday April 7, 2009 at 2:00 p.m. in the Commissioners Auditorium Room #109, Ellensburg WA, 98926, noting the record was closed. COMMISSIONER JEWELL seconded. Motion carried 3-0.
At approximately 3:00 p.m. CHAIRMAN CRANKOVICH opened a public hearing to consider setting rates for additional and replacement charge cards for accounts and an insufficient fund transaction fee for the Solid Waste Department.

PATTI JOHNSON, SOLID WASTE DIRECTOR reviewed a staff report. She explained the Solid Waste Department does not currently have the means to recoup its costs for making cards for charge customers who set up an account and want multiple cards for different employees. In addition, the Department does not have means to recoup its costs when a customer comes through the transfer stations and doesn’t have enough funds to pay for their disposal fee. She stated that if the customer does not come back the same business day to pay, they would like to be able to treat those transactions the same as an NSF check and apply the County adopted fee for NSF check’s. She explained that this cost would help cover the additional staff time for tracking and the collection of funds.

COMMISSIONER CRANKOVICH cautioned Ms. Johnson and explained some of the concerns he could see coming from the fee. He explained that it is a good measure of protection for the County, but he hopes it doesn’t have a reverse affect on citizens.

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

RESOLUTION 2009-35 SOLID WASTE FEES SOLID WASTE

COMMISSIONER JEWELL moved to approve Board signature on Resolution 2009-35, In the Matter of Setting Fees for the Solid Waste Department. COMMISSIONER McClAIN seconded. Motion carried 3-0.

PUBLIC HEARING KCC CHAPTER 14.04 CDS

At approximately 3:04 p.m. CHAIRMAN CRANKOVICH opened a public hearing to consider revising language in KCC Chapter 14.04, Building Code.

DAN DAVIS, CDS INTERIM BUILDING OFFICIAL reviewed a staff report. He explained that the current KCC Chapter 14.04.070 (Permits) contains language whereby a building permit expires if work is not started after 365 days from purchase of the permit or; if the permit is abandoned from 365 days or more from the date beginning work or; if no inspection is requested and passed for a period of more than 365 days. Currently KCC Chapter 14.04.070 (Permits) also contains language whereby the Building Official is authorized to grant an extension to a building permit which is standard code language; characteristic of all Washington State adopted International Codes the extension shall be requested in writing, prior to permit
expiration and justifiable cause shall be demonstrated. He noted the fee for an extension is $200.00. He explained that the current KCC Chapter 14.04.070 (Permits) also contains language whereby, if a permit is expired, a new permit may be obtained for one-half the amount of the original permit fee(s) for a new permit for such work, less plan review fees, provided that no changes have been made and the codes have not changed. He reviewed that to-date, Kittitas County Community Development Services (CDS) has not actively administered a program to manage expired permits and historically, an expired permit has only been identified when a permit holder requests an inspection and it is determined that the permit is expired. He further explained that CDS will develop a program whereby expired permits are identified and actively processed on a yearly basis. This new program would proactively manage expired permits in an effort to prevent occupancy of structures that have not received a final inspection and/or a Certificate of Occupancy. He indicated that it is a violation of both the International Residential Code (IRC) and the International Building Code (IBC) to occupy a structure without a final inspection and subsequent Certificate of Occupancy. He explained that under the new program, CDS will actively identify expired permits and send letters to permit holders notifying them that their permit is expired, and that they must pay $ of the original permit fee to reinstate their permit or they will be in violation of both the IRC and IBC. He noted that in an effort to effectively and efficiently manage expired permits, several minor changes are recommended to KCC Chapter 14.04.070 (Permits). Those changes would allow for better use of limited staff time and resources to process expired permits and provide a new customer service where and when appropriate. The proposed changes are as follows: 1) The main change would allow the Building Official, or designee, to conduct a final inspection on an expired permit if all inspections are completed except the final inspection. 2) The length of permit extension would also be changed from 180 days to 365 days to be consistent with other areas of KCC Chapter 14.04. 3) If a permit is renewed under a different code a new plan review would not be needed if the incomplete and/or uninspected portions of the structure are not affected by the code changes.

THOSE PRESENT AND TESTIFYING:

LARRY HILLIS, 3191 KILLMORE ROAD, ELLENSBURG WA 98926 expressed his concerns over getting final inspections and the current time frames associated with them.

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

ORDINANCE 2009-05 EXPIRED BUILDING PERMITS CDS

03/17/2009 MINUTES
COMMISSIONER McClain moved to approve Board signature on Ordinance 2009-05, Regulating Expired Building Permits. COMMISSIONER Jewell seconded. Motion carried 3-0.

Meeting adjourned 3:15 p.m.