

**CHELAN COUNTY BOARD OF COMMISSIONERS**  
**AUGUST 14, 15, 2006 MINUTES**

**9:05 A.M.** Meeting called to order by Chairman Hawkins. Also present for session were Commissioner Walter, Commissioner Goehner, County Administrator Cathy Mulhall and Clerk of the Board.

**9:05 Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board approve the August 7, 8, 2006 minutes as corrected.

**9:14 A.M. Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried that the Board approve the Consent Agenda as follows:

- Vouchers as submitted
- Payroll changes as follows:
  - a) Daniel Gasperino, Prosecuting Attorney, Length of Service Increase
  - b) Sherry Meadows, Community Development, Promotion
  - c) Jenifer Tyler, Sheriff, New Hire
  - d) Aaron Hansen, Extension, Hourly Rate Increase
  - e) Dana Bates, Extension, Forestry Ed Resignation
  - f) Remie Murray, Extension-Forestry Ed, Layoff
  - g) Jeff Stroup Murray, Extension-Forestry Ed, Layoff
  - h) Chase Buffington, Extension-Forestry Ed, Layoff
  - i) Erik Baumgardner, Extension-Forestry Ed, Discharge
  - j) Robert Insley, Extension-Forestry Ed, Discharge
  - k) Tyler Bramme, Extension-Forestry Ed, Discharge
  - l) Sara Anson, Extension-Forestry Ed, Layoff
  - m) Cash Cada, Extension-Forestry Ed, Layoff
  - n) Guadalupe DeJesus, Extension-Forestry Ed, Layoff
  - o) Ben Durr, Extension-Forestry Ed, Layoff
  - p) Deidra Eddy, Extension-Forestry Ed, Layoff
  - q) Ricky Frisk, Extension-Forestry Ed, Layoff
  - r) Thomas Goble, Extension-Forestry Ed, Layoff
  - s) Briana Head, Extension-Forestry Ed, Layoff
  - t) Lola Johnson, Extension-Forestry Ed, Layoff
  - u) Vidal Joya, Extension-Forestry Ed, Layoff
  - v) Kelly Lemons, Extension-Forestry Ed, Layoff
  - w) Bruce McCall, Extension-Forestry Ed, Layoff
  - x) Manuel Melendrez, Extension-Forestry Ed, Layoff
  - y) Christian Nelson, Extension-Forestry Ed, Layoff
  - z) Abury Newton, Extension-Forestry Ed, Layoff
  - aa) Hilery Nunn, Extension-Forestry Ed, Layoff
  - bb) Jessica Prickett, Extension-Forestry Ed, Layoff
  - cc) Kirstin Shreiner, Extension-Forestry Ed, Layoff
  - dd) Maria Sanchez, Extension-Forestry Ed, Layoff
  - ee) Steven Swinform, Extension-Forestry Ed, Layoff

- ff) Leando Torres, Extension-Forestry Ed, Layoff
- gg) Lizebht Vasquez, Extension-Forestry Ed, Layoff
- hh) Andy Vejar, Extension-Forestry Ed, Layoff
- ii) Corey Westlund, Extension-Forestry Ed, Layoff
- jj) Daniel Yarger, Extension-Forestry Ed, Layoff
- kk) Donna McCrain, Regional Jail, New Hire

**9:16 A.M. BOARD DISCUSSION:**

- Office Space Needs - Discussion begins with Prosecutor Gary Riesen in regards to office needs for the prosecutor’s office. Also present are Auditor Evelyn Arnold and Court Secretary Fona Sugg. It is the **consensus** of the Board that the civil division of the prosecutor’s office will be moved to the current Commissioner’s office, after their relocation to the auditorium facility. The elections division will be granted an extension of the one year for their occupancy of the previous public works space. The Auditor will be receiving a grant to improve accessibility to elections department.
- Cashmere Sewer Hook Up – Meeting scheduled for later this week with the City of Cashmere to discuss the delay in the actual hook up of the sewer into the city system.
- Bicycle Use on Squilchuck Road – Commissioner Walter reports that he has received complaints and has personally witnessed very dangerous practices by bicyclists climbing at slow speeds up Squilchuck Road. Traffic traveling down the road and meeting the bicycles is causing hazardous traffic situations. Commissioner Walter will contact several bicycle club enthusiasts for a possible safety campaign.
- Maintenance Updates – Elections counter has been completed, Upper Columbia Salmon Recovery Board has now moved into old public works director’s office, visitor parking signs in auditorium parking lot, directory locator in auditorium to remain in its current location to retain beauty of new wall
- Auditorium Lot - Parking Limits, The City of Wenatchee will patrol parking lot to enforce time limits.
- Request for Longevity Privilege Parking - Although the Commissioners feel it is a good idea to acknowledge those individuals with longevity, they do not support the action at the time due to parking limitations for the public.

**ADMINISTRATIVE AGENDA**

**County Administrator, Cathy Mulhall**

**10:02 A.M. DISCUSSION ITEMS:**

1. Project Manager Robert Knowles Regarding Parking Lot Overlay Project, Small Works Roster Bid Award. It was **recommendation** by Project Manager Knowles to award the contract to Mitchell Paving. It was determined that it was not beneficial to wait for the annex demolition work to be completed before continuing with the parking lot overlay project.
2. RFP Process – The Board will pull items 3(b) and 3(c) for additional time to review RFP documents.

3. PILT Counties Fly In - Timber Counties Coalition will be paying for registration and accommodations for Commissioner Goehner to attend the Fly Inn and WSAC will be paying for flight.

**10:13 A.M. ACTION ITEMS:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner and carried that the Board approve the following:

**1. Bid Award**

- a) Award Small Works Roster Bid for Parking Lot Overlay Project 2006B1-29

**2. Budget Issue – Out of State Travel**

- a) Court Collector Alice Hildum to Attend National Court Collections Training in Las Vegas, September 18-20 2006B4-115
- b) Commissioner Keith Goehner to Attend PILT Fly-in, Washington D.C. September 12-16 2006B4-115
- c) Detective Sgt Jeff Middleton to Conduct Investigatory Interviews in Santa Rosa CA, August 16-18 2006B4-115

**3. Contracts for Signature**

- a) Interlocal Agreement - Homelessness Funding 2006A5-141
- b) **(Pulled)** Agreement for Architectural/Project Management Services
- c) **(Pulled)** Amendment #1 to Architectural/Project Management Services Agreement – Park Restrooms
- d) Interlocal Agreement for Emergency Management Services Homeland Security Region Seven 2006A5-142

**10:13 A.M. Recess**

**10:18 A.M. Moved** by Commissioner Walter, seconded by Commissioner Goehner and carried that the Board move into 30 minute executive session pursuant to RCW 42.30.100(g) regarding contract negotiations.

**10:50 A.M.** Board extends executive session for an additional 10 minutes pursuant to RCW 42.30.100(g) regarding contract negotiations.

**11:01 A.M. Recess**

**NATURAL RESOURCES PROGRAM**

**Mike Kaputa, Natural Resources Project Coordinator**

**11:05 A.M. DISCUSSION ITEMS:**

1. On-Call Project Management Services with Robert Knowles (To be pulled by Commissioners for further review of RFP documents)
2. Wenatchee Watershed Planning Implementation
3. Salmon Recovery Planning Update
4. Public Lands Dialogue Update
5. Wenatchee Heights Reclamation District Information regarding DNR Public Land Exchange in the Stemilt Basin

6. Change in Water Quality Standards at Douglas County PUD

**ACTION ITEMS:**

**1. Contracts/Agreements**

a) **(Pulled by Consensus)** On-Call Project Management Services with Robert Knowles

**11:30 A.M. Commissioners Update by Pest Board**

Marlane Gurnard and Martin Roys of the Chelan County Pest Board Meets with Commissioners on Regional Pest Control Issues

- Howard Flats Area – Two areas of concern traps were set and have had weekly site visits with no problems found.
- Emergency Burn Permit – One re-growth orchard showing infestation and is slated for emergency burn
- Hail Damage – Commissioners request that funds allocated, but not used for abandoned tree removal or chipping, be used for pest control spray for growers with hail damage and crop loss. Notice has been sent reminding growers with damage the need to keep trees and debris cleaned up to avoid pest infestation
- Home Owner Pest Education – Prevention is key to Chelan County
- Assessments – Other counties use assessments for funding of pest control

**12:01 P.M.** Recess (Tape left running for voucher review)

**DEPARTMENT OF CORRECTIONS**

**Regional Justice Center Director Gale Wick, Assistant Director Mark McCormick**

**1:30 P.M. BID OPENING: Jail Pick Up**

Bid opening proceeds with one bid submitted as follows:

Wenatchee Ford                      \$18,797.00 plus tax

**1:32 P.M. Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board accept the bids as submitted and to award the bid to Wenatchee Ford at \$18,797.00 plus tax. 2006B1-30

**1:35 P.M. DISCUSSION ITEMS:**

- Current Population 381 Following a Saturday Count of 405
- Possible Contract with Kirkland for Housing of Inmates
- Full Staff Currently in Place
- 2007 Budget Information

**2:01 P.M. Moved** by Commissioner Walter, seconded by Commissioner Goehner and carried that the Board move into 25 minute executive session pursuant to RCW 42.30.110(f) regarding grievance issues.

**2:15 P.M.** Board resumes regular session.

**2:15 P.M. Board Discussion Continues:**

- Petition on Formation of Stehekin Fire District – The District as proposed would be a Class IV wild land district. The governor will support the District with surplus equipment. The projected assessment would be between \$7500-\$15,000, per year, with the boundaries outlined in accordance with the Stehekin School District boundaries, and with three commissioners elected to serve.
- District Three Road Tour
- Changes to SkillSource Interlocal Agreement – Renewal of the Interlocal agreement with four counties will continue services.
- Aldea Village/Leavenworth Trails – Grants are available for travel to schools with the Leavenworth Trail, a Chumstick connection creating loop trail

**2:31 P.M. Step II Grievance Hearing – Executive Session**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board move into 45 minutes executive session pursuant to RCW 42.30.110(f) regarding grievances.

**2:59 P.M.** Board resumes regular session.

**3:00 P.M. Moved** by Commissioner Goehner, seconded by Commissioner Walter and carried that the Board move into executive session pursuant to RCW 42.30.110(f) regarding grievances.

**3:13 P.M.** Board resumes regular session. No action was taken. Commissioners give direction to prepare a response to Union regarding grievance.

**3:13 P.M. DISCUSSION ITEMS:**

- Entiat Sport Fishing Regulations Meeting

**3:15 P.M. Malaga Community Council Members Meets with Board  
re: Colockum Community Park Proposal**

Janice Heideman, Rosalie Edwards, and Dan Richmond are present to request funding for Malaga Community Park. The Council originally purchased property for a park and later felt that the 9 acres would not be enough area to attain the goals so the Council purchased additional adjacent property five years ago. The Malaga Park Committee feels that the community involvement has increased and would allow for continued maintenance after completion of the park. Commissioners are in **consensus** to support funding stream from REET 2 beginning in 2007 for three years at \$50,000 per year. These funds will be used for acquisition and master planning. An Interlocal agreement would detail the conditions and terms. Commissioners will contact the PUD to request power line relocation at a deferred payment contract. Planning and funding will continue to be addressed.

2006C8-149

**4:00 P.M. Moved** by Commissioner Goehner, seconded by Commissioner Walter and carried that the Board recess until Tuesday, August 15. Board recessed.

**Tuesday, August 15**

**8:01 A.M. BOARD DISCUSSION - CASA Program Funding Request**

Chelan County Superior Court Judges Lesley Allan and Judge John Bridges, CASA Program Board Members Sue Baker (Director), Brenda Baumeister MD, Carol Wardell, Larry Woodward, Keith Thrapp, Debbie Tornabene RN, Meets with Board.

The CASA Program is a mandated program but does not receive adequate funding. Chelan County realizes the benefit of this valuable program but finding the available funding is the issue. The CASA Program has requested an office area on the Chelan County campus to fill the increasing need for more space, and Chelan County will fulfill that request. By **consensus**, the Board approves the additional expenditure of \$37,000 for 2007, but also feels that there needs to be a collaborative effort to keep this program funded through legislation or aid from the State. 2006C8-150

**8:29 A.M. Recess**

**FACILITIES MAINTENANCE DEPARTMENT**

**Pat DuLac, Director**

**9:05 A.M. DISCUSSION ITEMS:**

- Permit Issued by City of Wenatchee for Installation of Smoking Hut
- City of Wenatchee Unable to Repave Alley While Parking Lot Repave is in Progress Due to Lack of Funding But Will Patch Potholes
- Elections Counter Work Completed
- Additional Irrigation Lines In at Fairgrounds Installed, Several Irrigation Pipes Damaged
- Space Update – Prosecutor’s Office (Civil Division) to move to Commissioners’ office when vacant, CASA will occupy current civil division offices, temporary extension of use of previous public works space by elections. Auditor to receive grant for public access for elections
- Signs for auditorium lot parking will be 2 hour parking with the City of Wenatchee to patrol for violators. County will designate county owned vehicle parking in L&J lot when overlay is complete

**PUBLIC WORKS DEPARTMENT**

**Public Works Director Greg Pezoldt**

**PUBLIC HEARING - Continuation of Public Hearing on Latecomer’s Agreement**  
(To be Continued to September 19, 2006 at 9:30 a.m.)

**BID AWARD** - Bid Award for County Wide Guardrail Project, Recommendation to Award to Frank Gurney, Inc.

Two bids were presented on August 8, 2006 at 9:30 a.m. After review by Public Works Director insuring that bids meet specifications, it was recommended that the Board accept the bid proposal from Frank Gurney as low bidder at \$ 107,439.60.

**9:36 A.M. Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board award the bid for the County Wide Guardrail Project to Frank Gurney, Inc., at a bid amount of \$ 107,439.60. 2006B1-31

**9:39 A.M. DISCUSSION ITEMS:**

1. Chiwawa Loop Road Open House Sept 19 at 7 p.m.
2. Local Agency Standard Consultant Agreement with Sargent Engineers, Inc.
3. Supplemental Agreement #1 with Hammond Collier Wade Livingstone
4. Agreement for the Acquisition of Right of Way for Gwendolyn Reyer
5. Agreement for the Acquisition of Right of Way for John Jones
6. Agreement for the Acquisition of Right of Way for Donald and Susan Hogue
7. Call for Bids – Mobile Broom
8. Call for Bids – Malaga/Alcoa Highway Overlay
9. Order of Examination to Vacate a Portion of County Road Right of Way Petition by Richard Spross
10. Commissioners’ Notice of Hearing for the Road Vacation of a Portion of County Road Right of Way Petition by Richard Spross
11. Resolution to Establish CRP 626 Titus Road Repairs
12. Malaga Area Relocation of Gas Line – Board discusses possible surplus of that strip of property and perform easement
13. Terry Nowka Present to Discuss Weed Control Program – Weed control, pest control, and starling control are non mandated functions that are currently funded by county general funds. Terry Nowka explains that the weed board function is not to spray roadsides but they do that for public works. The public works department pays \$127,000 per year and the general fund pays \$53,000 per year to the weed board. Commissioners question the amount of funds paid for weed board staff to work on trucks during the winter months would be more efficient to hire that work out.

**10:18 A.M. ACTION ITEMS:**

**Moved** by Commissioner Goehner, seconded by Commissioner Walter, to approve the following action items (**adding**) item **2(b)**:

1. **Agreement for Signature**
  - a) Local Agency Standard Consultant Agreement between Chelan County and Sargent Engineers, Inc. for On Call Consultant Services for 2006-2008 2006A5-143
  - b) Supplemental Agreement #1 between Chelan County and Hammond Collier Wade Livingstone for On Call Consultant Services for General Engineering Supplement is for Negotiated Hourly Rate 2006A5-144
  - c) Agreement for the Acquisition of Right of Way between Chelan County and

- Gwendolyn R Bray Reyer for the Manson Boulevard Project, CRP 572 2006A5-145
- d) Agreement for the Acquisition of Right of Way between Chelan County and John W. Jones for the Manson Boulevard Project, CRP 572 2006A5-145
- e) Agreement for the Acquisition of Right of Way between Chelan County and Donald G. and Susan M. Hogue for the Manson Boulevard Project, CRP 572 2006A5-145
2. **Call for Bids**
- a) Purchase of One or More Mobile Brooms 2006B1-32
- b) **(Added)** Malaga/Alcoa Highway Overlay Project 2006B1-33
3. **Road Vacation**
- a) Order of Examination to Vacate a Portion of County Road Right of Way Known as a Portion of an Alley in Block 32, Plat of Chelan Falls Petition for by Richard Spross 2006V1-12
- b) Commissioners' Notice of Hearing for the Road Vacation of County Road Right of Way Known as a Portion of an Alley in Block 32, Plat of Chelan Falls Petition for by Richard Spross 2006V1-12
4. **Resolution**
- a) Adoption of **Resolution No. 2006 - 97** Establishment of County Road Project No. 626 (CRP 626) Titus Road Repairs

**10:19 A.M.** Recess

**COMMUNITY DEVELOPMENT DIRECTOR**

**Long Range Planners Nathan Pate and David Grimes**

**10:30 A.M. DISCUSSION ITEMS**

1. Selection of Comprehensive Plan Advisory Group – David Grimes

**10:39 A.M. ACTION ITEM:**

**Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board (pull) the following item for further review:

1. **Approval of Appointment**
  - a) **(Pulled)** Appoint Advisory Group Members

**10:41 A.M. Community Development Discussion Items Continue:**

- Pre-conference Meeting Applications to Hearing Examiner – A check off list will be helping in entire process of Hearing Examiner to alleviate the loss of information requirements for applicant. Process for Forwarding Information to the Planning Commission. It is the **consensus** of this Board that applications forwarded to the Planning Commission from the Community Development Department for Zone Changes and Comp Plan Amendments will be absent of any recommendation of action. This process will begin in the next cycle of applications due to the work already completed on the current applications.

**11:05 A.M. Board Discussion Continues:**



Eric Granstrom of the Public Facilities District Committee meets with Board to update on the process for the Greater Wenatchee Regional Events Center. The committee has held three meetings to date. Terms of committee members were determined to correlate with the City of Wenatchee Council term limits at four years, three years, two years and a one year term. Ogden Murphy Wallace will represent the Public Facilities District entity to alleviate any conflicts with representation of the City of Wenatchee. An observation deck has been added to the plan to incorporate a waterfront view. The Attorney General's Office and the State Auditor have changed the decision on the bidding process. The seating is expected to accommodate 5000 spectators with the possibility of 7000 for special events utilizing seating arrangements for concerts, etc. As first anticipated, a change has been made to the plan layout that will only accommodate one basketball court which will not allow for the option of State Tournaments.

**11:30 A.M. EBA - Master Plan Construction Fund \$300,000.00.**

**11:30 A.M. Moved** by Commissioner Goehner, seconded by Commissioner Walter, and carried that the Board approve the following with no one from the public present to comment on the appropriation:

**1. Resolution**

- a) Adoption of **Resolution No. 2006 - 98** for Emergency Budget Appropriation for the Master Plan Construction Fund.

**11:30 A.M.** Board Discussion regarding Public Facilities District Update Continues.

**11:43 A.M. Moved** by Commissioner Goehner, seconded by Commissioner Walter and carried that the Board move into ten minute executive session pursuant to RCW 42.30.110(g) regarding personnel.

**11:54 A.M.** Board resumes regular session.

**11:55 A.M.** Recess

**1:31 P.M. PUBLIC HEARING – 2006 Citizen Requested Comp Plan Amendments**

Commissioner Hawkins opens public hearing to address Comp Plan Amendments 2006-02 through 2006-06 and Zone Changes 2006-02 through 2006-06.

Commissioner Walter states he will recuse himself from Comp Plan Amendment and Zone Change 2006-06 due to relationship with the applicant.

Commissioner Hawkins states he has had business dealings with the applicants in each of these applications but feels he is able to make unbiased decisions in the matters before him. He requests that if any member of the public has comment in this regard or ask for his removal that person should speak now. No response.

### **1:33 P.M. Comprehensive Plan Amendments 2006-02 and Zone Change 2006-02**

The request is for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 168 acres of land. The proposal is to change the designation from Rural Residential/Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR 2.5). The subject property is generally located 3.4 miles north of Entiat, WA. The properties are also identified by Assessor's Parcel #s 262116110050 (part) and 262109000100.

Cliff Wavra of the Community Development staff states that the property in question is RR5 for 168 acres of land. The proposal is to change the designation from Rural Residential Resource 5 to Rural Residential 2.5. The property is located 3.4 miles north of Entiat. The proposal was hearing on July 31 by the Chelan County Planning Commission. Correspondence and Publication from Future Wise is submitted for the record. The Planning Commission voted in favor of denial with a vote of 5-3. Staff does not feel this application is consistent with 2.5. 2006C-8a

Deanna Walter, Agent, of Premium Developments, on behalf of Griffith, Etal, notes that CPA 2006-005 and Zone Change 2006-005 has been removed from the agenda by the applicant.

Deanna Walter of Premium Developments speaks as agent for the applicant, Jim Small. The subject property has preliminary approval in the past few months for 31 lots and was able to get the bonus density as a cluster development for 70% open space designation. Under the new regulations this would be approximately 90-100 lots. Ms. Walter states that the lot density is determined by the septic tank issues.

Ms. Walter addresses what she feels staff found to be inconsistent but cannot address the Future Wise letter since she just received the letter and has not had time to review its contents. As agent for the applicant, she does not feel that she is asking for one rural designation to another. She states that both are designated as rural. Ms. Walter states that the Community Development Department is designating the highway as a boundary line and she believes the steep slopes can be a natural boundary line. She also notes that the subject properties are surrounded by State and Federal Lands. Agent Walter states that the density near the water will be much higher in density and that one has preliminary approval at this time. She believes that the guidelines are guidelines only and that no property in Chelan County probably meets all of the criteria. A water system will be added soon and the applicant does not wish to put in a water supply tank come back later requesting more. This action if approved will allow the applicant to recover from the critical areas and the geological hazard areas.

Calvin White of Premium Developments states that it makes sense to go to the topical boundary and the deer fence as it is the true natural boundary.

No other comments were given by the public.

**2:04 P.M. Moved** by Commissioner Walter, seconded by Commissioner Hawkins to approve CPA 2006-02 and ZC 2006-02. Commissioner Walter states that 2.5 designations are

unique in Chelan County and feels that our state owned land is what makes that designation unique. Commissioner Walter also feels this designation is very appropriate. Commissioner Goehner agrees this is not project specific and that the rural waterfront is separated from the larger portion is separated by the highway. The land separating these properties is much larger. Commissioner Hawkins agrees with the 2.5 and that this is a confined area but does not agree that this is the right location for the designation.

**2:09 P.M.** Call for vote shows approval of the application by Commissioner Walter, and denial by Commissioner Hawkins and Goehner. Motion **fails** and **denial** of the application for CPA 2006-02 and ZC 2006-02. A Record of Decision will be signed on Tuesday, August 22.

**2:10 P.M. Comp Plan Amendment 2006-03 and Zone Change 2006-03**

An application was submitted by Deanna Walter, of Premium Developments, Agent, on behalf of Kludt-Waldron Orchards, owners for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 87.70 acres of land. The proposal is to change the designation from Commercial Agricultural Lands (AC) to Rural Residential/ Resource 5 (RR-5). The subject property is generally located west of Klate Road within the E1/2 of Section 30, Township 28, Range 22 EWM, Manson, WA. The properties are also identified by Assessor's Parcel #s 282230130050, 282230130060, 282230130070, and 282230130080.

Commissioner Hawkins states he has had business dealings with the applicant this matter but feels he is able to make an unbiased decision. He requests that if any member of the public has comment in this regard or ask for his removal that person should speak now. There is no request for recusal.

Planner Cliff Wavra shares staff report on CPA 2006-03 and ZC 2006-03. This application is for an 87 acre parcel to be re-designated from Commercial Agriculture to RR 5 submitted by Waldron Orchards. A letter is submitted from Future Wise for the record. Staff believes the application is consistent with the GMA and also feel this could be a de-designation. The Planning Commission for approval with a vote of 8-0.

Commissioner Hawkins questions the reason that this parcel was designated as Ag lands initially. He also states that prime and unique soils is one of the factors in designating commercial ag lands and these soil were not present on this parcel.

**2:18 P.M. Moved** by Commissioner Goehner, seconded by Commissioner Walter and carried that the Board **approve** the application for Comp Plan Amendment 2006-03 and Zone Change 2006-03 filed by Waldron Orchards with a resolution to be signed on Tuesday, August 22.

**2:19 P.M. Comprehensive Plan Amendment 2006-04 and Zone Change 2006-04**

An application was submitted by Deanna Walter of Premium Developments, Agent, on behalf of Griffith Etal, owners for a Comprehensive Plan Land Use Map and Zoning Map

Amendment on approximately 28.1 acres of land. The proposal is to change the designation from Commercial Agricultural Lands (AC) to Rural Residential/Resource 5 (RR-5). The subject property is generally located at and adjacent to west 652 Klate Rd, Manson, WA. The properties are also identified by Assessor's Parcel #s 282230440100, 282231607070, and 282231607075.

Commissioner Hawkins states he has had business dealings with the applicant this matter but feels he is able to make an unbiased decision. He requests that if any member of the public has comment in this regard or ask for his removal that person should speak now. There is no request for recusal.

Planner Wavra states the application for CPA 2006-04 and ZC 2006-04 are for 28.1 acres and involve three parcels. The Planning Commission voted for approval with a vote 8-0. Mr. Wavra states that 50% of the soils are involved in this application for change. The Planning Commission voted to approve with a vote of 8-0.

**2:22 P.M. Moved** by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board **approve** the application for CPA 2006-04 and ZC 2006-04 on behalf of Griffith Etal. with a resolution to be signed on Tuesday, August 22.

**2:23 P.M. Comprehensive Plan Amendment 2006-005 and Zone Change 2006-005**

Agent Deanna Walter, Agent, of Premium Developments, on behalf of Griffith, Etal, submits a letter of resignation for the above application. 2006P-1a

**2:23 P.M. Comprehensive Plan Amendment 2006-006 and Zone Change 2006-006**

An application was submitted by Deanna Walter, Agent, of Premium Developments, on behalf of John McQuaig and Waterworks Properties, owners for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 44.76 acres of land. The proposal is to change the designation from Rural Residential/Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR 2.5). The subject property is generally located at 17300 SR97A, Entiat, WA. The properties are also identified by Assessor's Parcel #s 262120310060 and 262129120060.

Commissioner Walter recuses himself from the matter. Commissioner Hawkins states he has had business dealings with the applicant this matter and asks if there are any objections to his participation. There is no request for recusal.

Planner Brian Frampton states that DOT owns the rights in the area. Any developer would need to go to the DOT for approval. This application is requested by John McQuaig and Waterworks Properties requesting a change in designation from RR 5 to RR 2.5. There is spring water on the property. Several motions were stated by the Planning Commission. There are lineal lots along that run perpendicular to the water.

John McQuaig speaks about the lots on the water with approximately 44 acres. Agent Deanna Walter shares a topographical map of the area to show that the property is encased in very steep slopes. There are no other individual property owners surrounding the property in the application. He states he has applied for Rural Waterfront on the other side.

Agent Deanna Walter shares that Planning Commissioner Witten stated that there will be minimal visual change if this application is approved. Deanna Walter also states that the net affect is so minor that there will be no need for secondary access.

Mr. McQuaig states that this is a good transition property because it is all government property from Entiat to the property. It would be a good transition to the property on the lots to the north. There would be approximately 26 lots.

Planner Frampton states that there will be 18-27 lots and most will be half acre or greater. You could add more lots to the development due to size, but the septic will be the issue that keeps down the number of lots. Changes are made to the planning staff summary sheet in reference to attendance and vote.

Calvin White of Premium Developments states that developments such as this would use its own stand alone water system.

**2:38 P.M. Moved** by Commissioner Goehner, seconded by Commissioner Hawkins and carried that the Board **approve** the application for CPA 2006-006 and ZC 2006-006 given that this is unique as an island and would be natural for a planned unit development down the road and that it is appropriate due to the topography which mitigates the lot sizes. Commissioner Walter recused himself from the voting. A resolution will be presented for signature on August 22.

**2:41 P.M. Moved** by Commissioner Goehner, seconded by Commissioner Hawkins and carried that the Board adjourn until Monday, August 21, 2006.

**Filed Correspondence:**

- Letter to Board from Auditor Evelyn Arnold regarding accessibility for polling sites for disabled voters. 2006C8-151

**Vouchers Approved for Payment** 2006B4-116

Current Expense	\$118,001.53
All Other Funds	<u>277,429.08</u>
Total All Funds	\$395,430.61

BOARD OF CHELAN COUNTY COMMISSIONERS  
BUELL HAWKINS, CHAIRMAN

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JANET K. MERZ, Clerk of the Board