

CHELAN COUNTY BOARD OF COMMISSIONERS
OCTOBER 9, 10, 2006 MINUTES

9:03 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.

9:03 A.M. Moved by Commissioner Goehner, seconded by Commissioner Walter, and carried that the Board approve the October 2, 2006 minutes as corrected.

9:15 A.M. Moved by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board approve the Consent Agenda as follows:

- Vouchers as submitted
- Payroll changes as follows:
 - a) Dana Bates, Natural Resources, Resignation
 - b) Dolanna Burnett, Natural Resources, Resignation
 - c) Sandra Wentz, Auditor, Resignation
 - d) Lindsey Kelley, Auditor, Increase Extra Help Hourly Rate
 - e) Ernesto Terrazas, District Court, Step Increase
 - f) Christina McDonald, District Court, Resignation
 - g) Jerry Niebuhr, Park, End of Season Salary Adjustment
 - h) **(Added)** Nick Farline, Cooperative Extension, Resignation
- Approval of September Payroll

2006B4-143

9:18 A.M. BOARD DISCUSSION:

- Payment by Chelan County to PUD for Meter of Non Chelan County Building
- Monitor Domestic Water Funding Meeting
- RSN Service Providers/Link Para Transit Issues
- Link Update on Para Transit Services
- Treasurer Dave Griffiths Informs Board of Tourism Web Updates
- Tax Foreclosure Process/Acceptance Process by County of Gifted Private Properties
- Transfer of Road Right of Way Properties
- WIR (Western Interstate Region) Meeting Update
- Deterioration of Forest Service Roads and Affects to Fish Habitat

10:00 A.M. Recess

ADMINISTRATIVE AGENDA

County Administrator, Cathy Mulhall

10:05 A.M. DISCUSSION ITEMS:

1. Project Manager Robert Knowles Present to Discuss the Following:
 - Final Acceptance Parking Lot Overlay
 - Substantial Completion on Auditorium Remodel and Parking Additions
 - Project Updates

- Additional Work Space on Partitions in Commissioner's Office
 - Final Work for Fairgrounds Sewer/Pretreatment Project
2. Farm Worker Camp Management

10:50 A.M. ACTION ITEMS:

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

1. **Notice of Hearing**
 - a) Emergency Budget Appropriations
 - Tourist and Convention
 - Community Services and Housing 2006H6-26
2. **Resolutions**
 - a) Adoption of **Resolution No. 2006 - 132** Appointment of Bonnie Konishi to Lower Squilchuck Irrigation District Board of Directors
3. **Contracts for Signature**
 - a) Certificate of Substantial Completion – Auditorium Renovations and Parking Addition 2006A5-189
4. **Miscellaneous**
 - a) Juvenile to Merge and Fill Positions 2006B4-144
 - b) District Court to Refill Vacated Position 2006B4-144
 - c) Refer Position Review Request to Committee 2006B4-144

10:51 A.M. Moved by Commissioner Goehner, seconded by Commissioner Walter, and carried that the Board move into five minute executive session pursuant to RCW 42.30.110(g) regarding contract negotiations.

10:57 A.M. Board extends executive session for an additional five minutes pursuant to RCW 42.30.110(g) regarding contract negotiations.

10:58 A.M. Board resumes regular session. Recess

NATURAL RESOURCES PROGRAM

Alan Schmidt, Habitat Program Manager

11:02 A.M. DISCUSSION ITEMS:

(Director Mike Kaputa Joins Session by Conference Call)

1. Independent Contractor Agreement with Carol Cowling for Accounting Services
2. Independent Contractor Agreement with Henry Maekawa for Restoration Design Services
3. Time and Materials, Limited Scope of Work Agreement with Rayfield Bros. for Peshastin Fish Ladder Minor Modifications
4. Upcoming Calendar Items
5. Stehekin River Study

11:22 A.M. ACTION ITEMS:

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

1. Contracts/Agreements

- a) Independent Contractor Agreement with Carol Cowling for Accounting Services
2006A5-190
- b) Independent Contractor Agreement with Henry Maekawa for Restoration Design Services
2006A5-191
- c) Time and Materials, Limited Scope of Work Agreement with Rayfield Bros. for Peshastin Fish Ladder Minor Modifications
2006A5-192

DEPARTMENT OF CORRECTIONS

Regional Justice Center Director Gale Wick

11:27 A.M. DISCUSSION ITEMS:

- Contract for Jail Improvements with Lombard/Conrad Architects
- Current Jail Population at 376
- Bed Rental Contracts Involving Other Entities in Litigation with Yakima County
- Staffing Updates
- Gang Segregation

11:57 A.M. ACTION ITEMS:

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

1. Contracts/Agreements

- a) Contract between Chelan County and Lombard/Conrad Architects for Jail Improvements
2006A5-193

11:59 A.M. Recess

NOON

1:00 P.M. CITIZEN REQUESTED COMPREHENSIVE PLAN LAND USE AND ZONING MAP AMENDMENT HEARINGS CPA 2006-014 AND ZC 2006-014 – CPA 2006-017 AND ZC 2006-017 2006P1-34

I. CITIZEN REQUESTED COMPREHENSIVE PLAN LAND USE AND ZONING MAP AMENDMENT

A. CPA 2006-014 and ZC 2006-014

An application was submitted by Marrian and Herold Peebles, owners for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 52.19 acres of land. The proposal is to change the designation from Rural Residential / Resource 5 (RR 5) to Rural Residential/Resource 2.5 (RR2.5). The

subject property is located on Howard Flat Road, Chelan, WA. The properties are also identified by Assessor's Parcel #s 272304410050, 272303320150, 272303320100, 272303320050, and 272303230100.

Commissioner Goehner states that he has been friends with the applicant, Herold Peebles, for years but he does not feel this would affect his ability to make a fair decision in the matter. Commissioner Hawkins states he has had business relationships with the Peebles as well as Kludts and also does not feel this relationship would affect his ability to make a fair judgment in the matter. No other objections were voiced.

Cliff Wavra gives staff report. The subject property is adjacent to the Chelan Municipal Airport which is surrounded by the City of Chelan city limits and the urban growth boundary line. Chelan County Community Development staff forwarded a recommendation for denial to the Planning Commission primarily because it does not meet the size criteria of existing parcels, which should not be greater than five acres. The applicant properties are averaging over ten acres. The Planning Commission forwarded a recommendation for approval with a vote of 5-0 with four members absent.

An Airport Expansion Study is not completed and there is no date known when it is to be completed. The Commissioners would like to have a workshop to address these urban growth area concerns. Planner David Grimes explains that the Commissioners have previously removed the wording of perpetuity in Title 12, 7.10 regarding open space.

Applicant Marrian Peebles speaks on the issue. He does not feel they are inconsistent with the plan in the area. He feels the City of Chelan and the Airport Expansion Study have been a long time in the making and that residents should not have to wait on the study. Mr. Peebles states that he does not feel the airport will ever be able to expand and that the City of Chelan does not address the five miles between the city and the airport. Commissioner Hawkins states the urban growth area in the city had to be reduced due to the lack of required water services in the area.

1:22 P.M. Moved by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board approve the application for CPA 2006-14 and ZC 2006-014 with the supporting resolution to be approved on October 17, 2006.

B. CPA 2006-015 and ZC 2006-015

An application was submitted by Steve Kludt of Kludt-Waldron Orchards Inc., owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 20.08 acres of land. The proposal is to change the designation from Rural Residential/Resource 5 (RR 5) to Rural Village (RV). The subject property is

located at 1420 Swartout Road, Manson, WA. The property is also identified by Assessor's Parcel # 282231607045.

Commissioner Hawkins reiterates his business relationship with the Kludts but acknowledges that is separated from his work as a commissioner.

David Grimes gives the Community Development staff report. The Community Development Department feels this application meets the criteria and should be considered infill due to the surrounding areas. This site has public services including sewer. The Planning Commission forwarded a recommendation for approval with a vote of 5-0 with four members absent. A correction is made on page 9 of 11 of the staff report regarding sewer.

Steve Kludt supports the staff recommendation as well as the Planning Commission recommendation for approval.

1:29 P.M. Moved by Commissioner Goehner, seconded by Commissioner Walter, and carried that based upon the findings of fact and conclusions of law the Board approve the application for CPA 2006-015 and ZC 2006-015 with the supporting resolution to be approved on October 17, 2006.

C. CPA 2006-016 and ZC 2006-016

An application was submitted by Jack Worden, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 55.81 acres of land. The proposal is to change the designation from Commercial Agriculture Lands (AC) to Rural Residential/Resource 5 (RR5). The subject property is generally located along Kinsey Road, Manson, WA. The property is also identified by Assessor's Parcel # 282124240050.

Planner Cliff Wavra gives staff report on Comp Plan Amendment 2006-016 and Zone Change 2006-016. The staff report shows support for approval. This is due in part to the classification of the soils with 40% of the soil listed as unique soils. The Planning Commission voted in favor of the application with a vote of 4-1 without a quorum being reached with four members absent. No specific growing outcomes were presented to the Planning Commission. The soils were originally classified as unique but are no longer under that classification.

Mr. Worden addressed the Board with a 1997-2005 loss statement for the two orchards but is unable to split the report between the two. The document is filed with the application packet before the Board. The dwarfing varieties on the root stock are not taking in that soil. His trees of 10 years are only about 5-6 foot tall. He also has some cherries as well. He hopes to cluster his property and maintain what orchard operations he can.

1:40 P.M. Moved by Commissioner Walter, seconded by Commissioner Goehner and carried that the Board approve the application for CPA 2006-016 and ZC 2006-016 with the supporting resolution to be approved on October 17, 2006.

D. CPA 2006-017 and ZC 2006-017

An application was submitted by Steve Kludt and Jack Worden for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 70.29 acres of land. The proposal is to change the designation from Commercial Agricultural Lands (AC) to Rural Residential/ Resource (RR5). The subject property is generally located at off of Swartout Rd., Manson, WA. The properties are also identified by Assessor's Parcel #s 282230240100, 282230310050, 282230310100, 282230601025 and 282230420056.

Planner Wavra states the soils map shows the five parcels which show the soils do not meet the conditions for ag commercial designations separately or together. The application was submitted according to all regulations. A vote by the Planning Commission was 3 for approval and 2 opposed with 4 absent which is a denial due to lack of quorum. No public comments were presented at the Planning Commission meeting. Planner Grimes states the Growth Management Act defines long term commercial significance to include growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration of the land's proximity to population areas, and the possibility of more intense uses of the lands. The majority of the soils present on the subject property are no longer classified as prime or unique soils, according to the United States Department of Agriculture Natural Resources Conservation Service.

The applicant Steve Kludt addresses the Board with a map that indicates that the property is surrounded by smaller designations. He indicates there is no topsoil on the property and that the roots cannot get down far enough that the newer varieties can grow. He was the first cherry grower in the area but has had to take out the cherries. He is planting in grapes now and wants to carry on the farming tradition to his children and grandchildren. He does not plan to sell any more land.

1:54 P.M. Moved by Commissioner Goehner, seconded by Commissioner Walter, and carried that the Board approve application for CPA 2006-017 and ZC 2006-017 with the supporting resolution to be approved on October 17, 2006.

1:57 P.M. Board Discussion Continues:

- WIR Meeting. Commissioners will work to get fall retreat here in Wenatchee.
- Manson Blvd/Reclamation District Relocation of Water Boxes

2:19 P.M. Moved by Commissioner Walter, seconded by Commissioner Goehner, and carried that the Board move into ten minute executive session pursuant to RCW 42.30.110 regarding personnel.

2:31 P.M. Board extends executive session for an additional five minutes.

2:35 P.M. Board resumes regular session. **Board Discussion Continues.**

- Commissioner Hawkins updates Board on Kubota Conference

2:37 P.M. Board recesses until Tuesday, October 10. Board recessed.

Tuesday, October 10

8:00 A.M. Department Head Meeting - Commissioner's Meeting Room One

DISCUSSION ITEMS:

- 2007 Budget Preparations
- Financial Policies Update
- United Way Campaign
- Elected Salary Resolution
- Self Defense Training

9:07 A.M. Chairman Hawkins opens session with Commissioner Goehner, County Administrator Cathy Mulhall and Clerk of the Board present. Commissioner Walter is excused from session.

FACILITIES MAINTENANCE

Pat DuLac, Facilities Maintenance Director

9:00 A.M. DISCUSSION ITEMS

- Chambers and Meeting Rooms Sound System Demonstration
- Extension Conference Room Door
- Fairgrounds Irrigation Installation in Arena
- Fairgrounds Lot A Lighting
- Probation Security Upgrades

PUBLIC WORKS DEPARTMENT

Public Works Director Greg Pezoldt

9:41 A.M. DISCUSSION ITEMS:

1. Agreement for the Acquisition of Right of Way for Corporate Investment Service
2. Temporary Agreement Access and Construction Easement Corporate Investment Service
3. Call for Bids – Maintenance Sand (to be pulled at department request)
4. Dardenell's Bridge Report (Nason Creek)
5. Brenda Harn present to Report on Hazardous Waste Collection Event
6. Treasurer Dave Griffiths present to Discuss Request for Use of County Property. It is the **Consensus** of Board to authorize treasurer to negotiate for a Treasurer Quit Claim Deed or Surplus of Property
7. Lower Parking Lot Striping – Aisles and spaces are for compact cars which do not allow enough space for county fleet and concerns for body damage are raised
8. Lake Chelan Reclamation District Request for Cost Sharing on Infrastructure Relocation

10:18 A.M. ACTION ITEMS:

Moved by Commissioner Goehner, seconded by Commissioner Hawkins, and carried that the Board approve the following action items (**pulling**) item **2(a)**:

1. **Agreement for Signature**
 - a) Agreement for the Acquisition of Right of Way between Chelan County and Corporate Investment Service for Manson Boulevard Road Improvement, CRP 572
2006A5-194
 - b) Temporary Agreement for Access and Construction Easement between Chelan County and Corporate Investment Service for Manson Boulevard Road Improvement, CRP 572
2006A5-194
2. **Call for Bids**
 - a) (**Pulled**) Maintenance Sand – Leavenworth District

COMMUNITY DEVELOPMENT DIRECTOR

David Grimes, Senior Planner

10:21 A.M. DISCUSSION ITEMS

1. Chelan County Planner Cliff Wavra and Ron Johnston-Rodriguez of the Chelan Port District present to Discuss Endorsement of the Project Prioritization for “SIFT” Process. Five Projects were submitted.
2. Extension of Comp Plan for the City of Cashmere with Cashmere Representative Mark Botello. The scope of the request has been reduced to a zone change for several parcels in the Urban Growth Area from multi-family to commercial/light industrial at the mill site. The other original requests for extension to changes in the building permits and the sign code will be held over until next year.

10:49 A.M. APPROVAL ITEMS:

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

1. **Resolutions**
 - a) Adoption of **Resolution No. 2006 - 133** Adoption of Project Prioritization SIFT Process
2. **Miscellaneous**
 - a) Approval of Extension for City of Cashmere for a zone change to October 10, 2006, for several parcels in the Urban Growth Area from multi-family to commercial/light industrial at the mill site. 2006P1-35

10:52 A.M. Board Discussion Continues:

- Cluster Divisions - Deanna Walter of Premium Developments is present to discuss the cluster divisions and the ability to develop at a later date. It is her belief that there are several interpretations of the code that should be addressed.

CHELAN COUNTY FAIRGROUNDS

Marsha Clute, Manager

11:03 A.M. DISCUSSION ITEMS:

- October 19 Meeting with Fair Board and Commissioners
- Fairgrounds Organizational Chart
- Committee Duties
- SportsPlex Contract Due for Renewal

11:30 A.M. Emergency Budget Appropriation Hearings

Emergency Budget Appropriation Hearing Regional Jail \$49,747.00. No one present for the public for comment.

11:30 A.M. ACTION ITEMS:

Moved by Commissioner Goehner, seconded by Commissioner Hawkins, and carried that the Board approve the following action item as submitted:

1. Resolutions

- a) Adoption of **Resolution No. 2006 - 134** for Emergency Budget Appropriation for the Regional Justice Center in the Amount of \$49,747.00

11:32 A.M. Continued Fairgrounds Discussion Items:

- Request by SportsPlex for Approval of Alcohol Sales

11:40 A.M. Moved by Commissioner Goehner, seconded by Commissioner Hawkins, and carried that the Board move into five minute executive session pursuant to RCW 42.30.110(g) regarding personnel matters.

11:44 A.M. Board resumes regular session. Board Discussion Continues:

- Wenatchee Urban Growth Area - Jack Corning present to discuss lot size restrictions in the Wenatchee Urban Growth Area Broadview vicinity.

11:51 A.M. Recess

1:44 P.M. Board Discussion Continues (Public Works Director Greg Pezoldt, Assistant Director Gary Owen, Fleet Manager Fred Stehr, and Facility Maintenance Director Pat DuLac present):

- Parking Stall Revisions in Lower Parking Area – By **consensus** the Board approves reducing parking stalls to one isle and increasing the stall space, eliminating two stalls, decreasing the size of the planter area curbing, and reducing the driveway entrances for larger driving lanes and parking areas.
- Manson Blvd Status
- Lake Chelan Recreation District Cost Sharing Proposal for relocation of utilities on Manson Blvd.
- Nov 2 Meeting regarding Coulter Creek Road

2:50 P.M. Moved by Commissioner Goehner, seconded by Commissioner Hawkins, and carried that the Board move into 10 minute executive session pursuant to RCW 42.30.110(g) regarding personnel matters.

3:06 P.M. Board resumes regular session. **Board Discussion Continues:**

- Public Works/Natural Resource Work Space

3:10 P.M. Moved by Commissioner Goehner, seconded by Commissioner Hawkins, and carried that the Board adjourn until Monday, October 16, 2006. Board adjourned.

Filed Correspondence:

- Letter from Stemilt Irrigation District regarding WDNR/WDFW Land Swap
2006C8-186

Vouchers Approved for Payment

2006B4-145

Current Expense	\$120,847.05
All Other Funds	<u>284,762.04</u>
Total All Funds	\$405,609.09

BOARD OF CHELAN COUNTY COMMISSIONERS
BUELL HAWKINS, CHAIRMAN

JANET K. MERZ, Clerk of the Board