

CHELAN COUNTY BOARD OF COMMISSIONERS
JANUARY 8, 9, 2007 MINUTES

8:48:08 AM CALL TO ORDER:

Chairman Goehner opens session with Commissioner Walter and Commissioner Hawkins in attendance.

EMERGENCY DECLARATION:

Present for session are Director of County Public Works Greg Pezoldt, Maintenance Director Kingsley Berg, Sheriff Mike Harum and Chief Criminal Deputy Jeff Middleton.

ACTION ITEM:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried to adopt the following added action item:

1. Resolution

- a) Adoption of **Resolution No. 2007-1**, Emergency Declaration of January 7, 2007 Storm Damage in Chelan County, to include all incorporated and unincorporated areas.

8:49:49 AM STORM DAMAGE INFORMATION:

Update by Public Works Personnel regarding storm damage.

8:52:12 AM Recess

9:02:55 AM APPROVAL OF MINUTES;

Moved by Commissioner Walter, seconded by Commissioner Hawkins, and carried unanimously that the Board approve the minutes of January 2, 2007 with corrections.

9:06:10 AM CONSENT AGENDA:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and unanimously carried to approve the consent agenda as follows:

- Vouchers as submitted and listed
- Payroll Changes:
 - a) Bruce Hanify, Prosecuting Attorney, Full Time/Temporary Hire
 - b) Cody Stitt, Extension/Forestry Ed, new Hire
 - c) Jeffery Bull, Regional Justice Center, Length of Service Increase

9:07:38 AM BOARD DISCUSSION CONTINUES:

- Donation of Annual Leave Policy - Deputy Holve, President of the Sheriff's Association, present to discuss donation of leave policy. **Consensus** of the Board that donated vacation hours were returned to employees before the end of the year, and any hours lost at the end of the year will not be returned.

- Policy for Rental of Meeting Rooms in Administrative Building - Policy to be drafted by County Administrator for further review by the Board
- Board Welcomes Wenatchee High School Students - Tara Edwards and Sierra Gormley present for session.
- Entrance to Commission Chambers -Door could be added for more convenient public access.
- Office Space for CASA - Possible use of Architect Michael Beaman to study available space and needs of various departments
- Council on Aging Update - Senior meal program has been discontinued in Adams, Lincoln and Grant Counties due to absence of bids offered on the service contract. Counties may be forced to provide the meals themselves at a higher cost. Council is looking at offering direct service on an interim basis. State is now requiring Council on Aging to oversee service contracts which the State has negotiated. Lease agreement for current office space is financially difficult for the organization.
- Chumstick LLC Development and Connector Road to Chumstick Highway - Negotiations with the City of Leavenworth for road construction have stalled.

ADMINISTRATIVE AGENDA

County Administrator, Cathy Mulhall

10:04:57 AM DISCUSSION ITEMS:

- Contract Renewal for Hearings Examiner - Hearings Examiner Andy Kottkamp present to discuss contract renewal. Discussion regarding Cluster Development and procedures for the Hearing Examiner policies.
- Elections Department Remodel - Auditor Evelyn Arnold, Deputy Auditor Skip Moore and Elections Director Nissa Burger present. ADA access, security and storage issues are a high priority. Remodel would need to be completed by 2008 November election. Plans and design will be addressed by Michael Beaman. Permanent office space for Elections Department still to be decided.
- Warrant Cancellation Procedure - Auditor discussion regarding warrant cancellation procedure. Payees are notified after the warrants are cancelled each year.
- Donation of Leave Policy - Resolution and donation forms to be redrafted for clarity.

11:18:51 AM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried unanimously to approve the following action items, (**adding**) item **1(b)** Payroll Approval.

1. Budget Issue - Capital Outlay

- a) IT to Purchase Dell 2900 Storage Unit on the State Contract for \$6,700

2007B4-4

- b) (**Added**) December 2006 County Payroll

2007B4-4

2. Resolution

- a) Adoption of **Resolution No. 2007-2** Accepting the Treasurer's List of Property Tax Refunds
- b) Adoption of **Resolution No. 2007-3** Use of Clark County Request for Proposals to Purchase True Automation Software

3. Contracts for Signature

- a) Agreement for Professional Services – Hearings Examiner 2007A5-6

4. Miscellaneous

- a) Refer Position Evaluation Questionnaire to the Position Evaluation Committee for Review 2007B4-5

11:22:58 AM Recess

OHME GARDENS

Mike Short, Manager

11:32:27 AM DISCUSSION ITEMS:

- Five Year Marketing Plan – Plan and long term operation. Contract between the State and Chelan County for operation of Ohme Gardens needs to be updated. Commissioner Walter will follow up while in Olympia. It is **consensus** of the Board to approve Ohme Gardens Marketing Plan as follows: \$2,300 for the Strategic Plan, \$2,000 for Web Site redesign, and \$4,800 for four months of project implementation. Expense to be paid from the Tourist and Convention Fund. Manager Short will redraft agreement with J Russell Creative Marketing and submit for board approval.

12:40 P.M. Recess (Recording Continues for Voucher Approval)

CHELAN COUNTY SHERIFF'S DEPARTMENT

Chief Civil Deputy Mark Horaski and

Emergency Management Director Maria Agnew

1:31:00 PM DISCUSSION ITEMS:

- Emergency Management Update - Western Street Office Operation is down due to storm, using facilities on campus at this time. Phone number to report storm damage is 667-5863. Web site at *www.chelandem.org* to access damage report form to submit. Power may be out to some areas until Tuesday evening per Chelan County PUD.

1:40:27 PM CONTINUED BOARD DISCUSSION

- Possible Entiat Rover 2007 Fishing Season for Summer Chinook Salmon
- Lake Chelan Water Quality - Corrected Data from Department of Ecology regarding Lake Chelan water quality

1:42:19 PM Board recesses until Tuesday January 9, 2007 session.

TUESDAY, JANUARY 9

8:00 A.M. DEPARTMENT HEAD MEETING

- Public Information Officer
- 2007 Training Schedule

FACILITIES MAINTENANCE

Pat DuLac, Director

9:04:14 AM DISCUSSION ITEMS:

- Superior Court Sound System Quote for Technology Bond
- Carpeting for Superior Court Offices
- Architect Michael Beaman regarding Capital Facilities. It is **consensus** of Board to authorize Michael Beaman to move forward with his planning for the following:
 - Assessor's Office Two Phase Remodel
 - Auditor/Elections Access and Remodel

PUBLIC WORKS DEPARTMENT

Public Works Director Greg Pezoldt, Counsel Lou Chernak, and Solid Waste Coordinator Brenda Harn

9:36:31 AM DISCUSSION ITEMS:

1. Temporary Agreement for Access and Construction Easement for Mark and Karen Hayward
2. Agreement for the Acquisition of Right of Way for Mark and Karen Hayward
3. Coordinated Prevention Grant Agreement for Collection Facility
4. Call for Bids for Gas and Diesel for 2007
5. Recent Storm Damage Disposal
6. Draft Review of Development Agreement
7. Space Allocation

10:15:08 AM ACTION ITEMS:

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

1. Agreement for Signature
 - a) Temporary Agreement for Access and Construction Easement between Chelan County and Mark R. and Karen S. Hayward for Mission Ridge Road, County Road Project No. 519 (CRP 519) 2007A5-7
 - b) Agreement for the Acquisition of Right of Way between Chelan County and Mark R. and Karen S. Hayward for Mission Ridge Road, County Road Project No. 519 (CRP 519) 2007A5-7

- c) Coordinated Prevention Grant Single Phase Off-Set Cycle Agreement Grant No. G0700150 between Chelan County and the Washington State Department of Ecology for a Moderate Risk Waste Collection Facility 2007A5-8
- 2. Call for Bids
 - a) Bids for Gas and Diesel for 2007 2007B1-1
- 3. Executive Session – Personnel
(Postpone Until Next Week)

COMMUNITY DEVELOPMENT

**Director John Guenther, Code Enforcement Officer Angell Hallman,
Building Official Doug Lewin and Fire Marshall Rod Lasher**

10:16:08 AM DISCUSSION ITEMS:

1. Volunteer Recognition Program for Community Development
2. Hearing Examiner Contract – 3 Year Contract Review and Approval (Approved on Administrative Agenda)
3. Year End Update and Forecasts – Division Reports: Fire Safety Rod Lasher, Building Doug Lewin, Permit Center Karen Peele, Code Enforcement Angel Hallman. Fees and year end planning report will be held off for one week
4. Preliminary Fee Discussion and Public Hearing Proposal
5. Department Reorganization and Staffing Logistics
6. Update on Electronic Permitting – Strategic Plan

11:36:01 AM BOARD DISCUSSION:

- Wenatchee Valley Regional Events Center Presentation by Eric Granstrom, **filed**
2007 Budget Summary 2007C8-2
- Letter from Commissioner Hawkins to Karen McCall of Washington State Liquor Control Board regarding Twisted Pearl Party Barge application for renewal in 2007.

11:58:38 AM Recess

1:30 P.M. CHELAN COUNTY COMPREHENSIVE LAND USE HEARINGS

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

1:32:01 PM A. CPA 2006-028 and ZC 2006-028

An application was submitted by Morgan Picton & Associates, agent, on behalf of Buck Fruit LLC, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 118.69 acres of land. The proposal is to change the

designation from Rural Residential/ Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 1600 Lakeshore Drive, Manson, WA. The property is also identified by Assessor's Parcel # 282127609200.

Matt Hansen gives staff report on the application before the Board. The staff report presented to the Planning Commission is included in the information given to the Board of Commissioners. The Planning Commission heard the proposal on December 18, 2006 and forwarded a recommendation of approval with an 8-0 vote. The Planning Department feels that this application is in compliance with GMA.

Commissioner Hawkins discloses that he has had business dealings Buck Fruit but he does not feel that would affect his judgment in the matter. There are no objections from the public. Commissioner Goehner states that the property is in Chelan County Fire District #5 rather than the City of Chelan Fire District as in the information.

Morgan Picton, agent for the applicant, speaks on the matter. Mr. Picton offers an email correspondence by Alan Rehn. No other public comment.

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried that the Board approve the application for CPA 2006-028 and ZC 2006-028 based upon the findings of fact and conclusions of law with a resolution to follow on January 16, 2007 for signature.

1:40:11 PM B. CPA 2006-029 and ZC 2006-029

An application was submitted by Morgan Picton & Associates, agent on behalf of Riley and Marianne Sivertsen, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 11.16 acres of land. The proposal is to change the designation from Rural Residential/ Resource 5 (RR5) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 2248 Summit Blvd, Manson, WA. The property is also identified by Assessor's Parcel #s 282121610135 and 282121610145.

Cliff Wavra gives staff report which forwarded a recommendation of approval based upon the information provided to them and feels that it is consistent with GMA. The Planning Commission forwarded a recommendation of approval at the December 18, 2006 with a vote of 8-0 and findings of fact and conclusions of law. It is noted that this property also lies within the Chelan County Fire District No 5.

Morgan Picton speaks in favor of the application.

Ken Rau speaks on the application. He generally supports the change in designation but would like to make note to reference the Chelan County Zoning Code 11.14; and

requests the property owner complies with those regulations and does not change it for use as vacation rentals. No other public comment on the matter.

Moved by Commissioner Hawkins, seconded by Commissioner Walter and unanimously carried that the Board approve the application for CPA 2006-029 and ZC 2006-029 based upon the findings of fact and conclusions of law with a resolution to follow on January 16, 2007 for signature.

1:45:57 PM C. CPA 2006-030 and ZC 2006-030

Commissioner Hawkins states that he has business dealings as well as community involvement with the applicants, Arnold and Melody Baker but does not feel that it would affect his ability to render an impartial decision in the matter. No objections are voiced by the public.

An application was submitted by Morgan Picton & Associates, agent on behalf of Arnold & Melody Baker, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 10.13 acres of land. The proposal is to change the designation from Rural Residential/ Resource 5 (RR5) to Rural Village (RV). The subject property is located at 1281 Totem Pole, Manson, WA. The property is also identified by Assessor's Parcel # 282135608375.

Cliff Wavra gives staff report. Planning Commission information packets have been forwarded to the Commissioners. Staff forwards a recommendation for denial primarily regarding parcel size and current development. They do not feel this meets the criteria and is not consistent with GMA. The planning Commission forwarded a recommendation of approval with a vote of six in favor and two opposed from their hearing on the matter which was held on Dec 18. The findings of fact and conclusions of law have been amended to reflect the outcome of the Planning Commission meeting.

Agent Mr. Morgan Picton speaks on the matter. He shows boundaries of the urban growth area lines which was set according to the topography of the land. The application for designation was submitted at the same time the neighboring property submitted their designation which was approved. Increased availability of housing is needed in the area in order to keep up with the growing population estimates. Approval of the project would help address the need for affordable houses in the area.

Arnold Baker, applicant speaks on the matter. This area is a community. He is a third generation farmer and has obtained other employment as well as the farming operations. He cannot farm on the property and cannot afford to continue paying tax on the land and would need to either sell it to a developer or develop it himself. He would like to develop it himself. Attracting working class and affordable housing is one of his goals. No other comments are given by the public.

Moved by Commissioner Walter, seconded by Commissioner Hawkins, and unanimously carried that based upon findings of fact and the amended conclusions of law, (noting that the fire district information is also amended as stated earlier) the application is approved with a resolution to follow on January 16, 2007 for signature. The aerial map shows the adjoining development in better detail which will be included within the resolution.

D. CPA 2006-031 and ZC 2006-031

Application withdrawn by Morgan Picton & Associates, agent on behalf of Corporate Investment Services.

E. CPA 2006-032 and ZC 2006-032

Application was continued by the Planning Commission and will be heard on 1/29/07 by the Planning Commission and will be heard by the Board of County Commissioners on 2/13/07.

2:13:59 PM Commissioner Goehner closes the public hearing.

2:14:19 PM Board Discussion

- Starling Control Contract

2:15 P.M. Moved by Commissioner Hawkins, seconded by Commissioner Walter and unanimously carried that the Board adjourn until Tuesday, January 16, 2007. Board adjourned.

Filed Correspondence:

- Unauthorized Orders to Commissioners from Robert Stewart 2007C8-3
- Letter from Okanogan County Transportation and Nutrition Regarding County Support of Senior Meals Program 2007C8-4
- Letter from Gary Schmidt regarding Tree Damage 2007C8-5
- Notice of Levy Rate by North Central Regional Library 2007C8-6
- Request for Refund of Fees by Randall Dinwiddie 2007C8-7
- Affidavit in Support of Recall from Robert Stewart 2007C8-3
- Final Decision and Order by Growth Management Board in regard to Taplett Orchards, comp plan amendment re-designated from RR-5 to RW 2007C8-8
- Correspondence from Robert Stewart to Planning Department regarding Public Records 2007C8-3
- Stehekin River Flood Threat Letter to Army Corps of Engineers, and Response Letter to Mike Barnhart 2007C8-9
- Notice of Joinder from Robert Stewart 2007C8-3
- Letter from Lorraine Kile regarding Land Trust 2007C8-10

- Right Choice Refreshments Correspondence regarding Fair Management 2007C8-11
- Letter from PA Susan Hinkle regarding Cascade Helicopters 2007C8-12
- Notice from Robert Stewart regarding Continuing Violations 2007C8-3
- Letter from Jan Carpenter to Planning regarding Buck Housing Proposal 2007C8-13
- Letter from Cassel Beuhler regarding Chelan County Indigent Representaiton Court Appointments 2007C8-14
- Letter from City of Wenatchee regarding Enforcement of Parking Violations at Courthouse 2007C8-15

Vouchers Approved for Payment (2006 Budget) 2007B4-6

Current Expense	\$ 59,117.04
All Other Funds	<u>193,327.57</u>
Total All Funds	\$252,444.61

Vouchers Approved for Payment (2007 Budget) 2007B4-6

Current Expense	\$378,767.80
All Other Funds	<u>11,137.14</u>
Total All Funds	\$389,904.94

BOARD OF CHELAN COUNTY COMMISSIONERS
KEITHY GOEHNER, CHAIRMAN

JANET K. MERZ, Clerk of the Board