

CHELAN COUNTY BOARD OF COMMISSIONERS
MARCH 5, 6, 2007 MINUTES

Monday, March 5

9:03:49 OPENING:

Chairman Goehner opens session with Commissioner Hawkins in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board. Commissioner Walter excused from session this week as representative the WIR Board in Washington, D.C., at the NACO conference.

9:04:24 MINUTES:

Moved by Commissioner Hawkins, seconded by Commissioner Goehner and carried that the Board approve the February 26, 27, 2007 minutes as corrected.

9:20:09 CONSENT:

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

- Vouchers as submitted and listed:
- Payroll changes:
 - a) Debra Fischer, Public Works, Temporary Help
- Approval of February Payroll

2007B4-30

9:22:01 AM BOARD DISCUSSION

- Dryden Area Planning Meeting
- Wenatchee Watershed Vision
- Olympia Meetings Attended by Commissioner Hawkins
 - Rural Issues
 - Transportation Meetings
 - Legislative Steering
- Letter from Corp of Engineers regarding Stehekin Flood Issues 2007C8-40
- Letter from Grant County PUD regarding Nason Creek Vacation of Right of Way

ADMINISTRATIVE AGENDA

County Administrator, Cathy Mulhall

9:56:56 AM DISCUSSION ITEMS:

1. Review of LOTS Grant Applications – Four applications received on file
2. Carry-out Incentive Program
3. Pet Policy
4. Administrative Update
 - a) Dept Head Meeting Agenda Items
 - b) Hotel/Motel Tax Funds

10:47:54 AM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Goehner and carried that the Board approve the following action items (**adding**) item **4(c)** public defense services contract:

1. Budget Issue – Capital Outlay

- a) Assessor to Upgrade Current Copier Lease 2007B4-31

2. Budget Issue – Out of State Travel

- a) Coroner to Attend Death Seminar in Las Vegas on April 10-11
2007B4-32

3. Resolution

- a) Adoption of **Resolution No. 2007 – 38** Establishing Maximum Amount for Veterans’ Funeral Expenses, Rescinding Resolutions 99-30 and 2006-34

4. Contracts for Signature

- a) Data Access Subscription Casual Use Agreement with Hunter Law Firm (Clerk)
2007A5-49
- b) Contract for Services – Peter Dauer (Community Development)
2007A5-50
- c) (**Added**) Public Defense Conflict Contract Services to Barker Law Firm
2007A5-51

5. Miscellaneous

- a) Certification of Fixed Assets 2007B4-33
- b) Notice for Public Inspection of Fixed Asset Listing 2007H6-9
- c) Request by Wenatchee Valley Convention & Visitors Bureau regarding Ice Age Map
2007B4-34

10:49:31 AM EXECUTIVE SESSION:

Moved by Commissioner Hawkins, seconded by Commissioner Goehner, and carried that the Board move into 15 minutes executive session pursuant to RCW 42.30.110(g) regarding the performance of a county employee.

10:58:22 AM REGULAR SESSION:

Board resumes regular session.

NATURAL RESOURCES DEPARTMENT

Mike Kaputa, Natural Resources Director

10:58:52 AM DISCUSSION ITEMS:

1. Grant agreement with Department of Ecology for Phase I Lake Chelan Watershed Planning – Director to request that RH2 be awarded project
2. Jones & Stokes Task Order 2007-2 for Salmonid Habitat Complexity Project Planning and Development

3. Task #4 Scope of Work for Interlocal Agreement between Chelan County and Chelan County Conservation District
4. Stehekin Issues
5. Trust for Public Lands Trail System

11:19:26 AM ACTION ITEMS:

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

1. Contracts/Agreements

- a) Grant agreement with Department of Ecology for Phase I Lake Chelan Watershed Planning 2007A5-52
- b) Jones & Stokes Task Order 2007-2 for Salmonid Habitat Complexity Project Planning and Development 2007A5-53
- c) Task #4 Scope of Work for Interlocal Agreement between Chelan County and Chelan County Conservation District 2007A5-54

11:22:39 AM BOARD DISCUSSION CONTINUES:

- Scheduling – Hearing Continuance
- Planning Document for Tuesday, March 6

CHELAN COUNTY REGIONAL JUSTICE CENTER

Gale Wick, Director, Assistant Director

11:34:21 AM DEPARTMENTAL ISSUES

- Retreat Update
- Classification Concerns with Female Inmate
- Inmate Request for Commissioner Meeting
- Eye and Ear Clinic Medical Services for Jail Inmates
- No Vacancies in Jail Custodial Staff Currently

11:49:52 AM HEARING CONTINUATION:

Moved by Commissioner Hawkins, seconded by Commissioner Goehner and carried that the Board continue the previously scheduled hearing of the Malaga Water District Annexation Petition to Monday, March 12, 2007 at 1:45 p.m. Continuation notice was distributed to the Wenatchee World, KPQ Radio, the Malaga Water District, and the Applicant (Kevin Gates) as well as other interested parties.

11:51:34 AM RECESS

Moved by Commissioner Hawkins, seconded by Commissioner Goehner, and carried that the Board recess until Tuesday, March 6. Board Recessed.

Tuesday, March 6

8:45:52 AM LEGISLATIVE DISCUSSION:

Chairman Goehner opens session Commissioner Hawkins in attendance. Also present for session are County Administrator Cathy Mulhall and the Clerk of the Board for Conference Call with Legislative Consultant Jim Potts. Commissioner Walter excused to Washington DC for NACO representing WIR.

- Governor's Budget
- Agenda Items before Legislature without Notice to Representatives
- Social Issues
- Burning Restrictions
- Posting Information to Web Sites

CHELAN COUNTY FAIRGROUNDS

Marsha Clute, Fairgrounds Manager

8:59:47 AM Re: DISCUSSION ITEMS:

- Letter to Lisa Miller regarding Fair Board Membership
- Informal Request for Mexican Rodeo at Fairgrounds – Concern for numbers of spectators and capacity of current configuration

9:23:33 AM ACTION ITEMS:

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

- (**Added**) Fair Organizational Chart 2007C8-41

9:24:47 AM Fair Grounds Discussion Items Continue:

- Director Request to Place Fairgrounds Budget in General Fund – County Administrator will draw up a cash flow strategy. Commissioners do not support Fairgrounds budget being placed in the general fund
- Scale for Sale – Surplus Resolution Needed
- Bids on New Signs – Formal Bid Process to be followed and payment by REET II funds
- Break In – Need for Security System at fair grounds

PUBLIC WORKS DEPARTMENT

County Engineer Jolene Gosselin

9:44:45 AM 9:30 A.M. DISCUSSION ITEMS:

1. Call for Bids for Asphalt Concrete Class "G"
2. Call for Bids for Cold Mix Asphalt
3. Resolution to Appoint County Engineer
4. Approval of Woodland Resource Services – Questions on services for application and budget questions and county employee participation (to be pulled)

5. Bill Changing Provisions Concerning Limitation of Claims Under a Construction Contract Changing Time Frame for Substantial Completion
6. Engineering Bond

10:04:48 AM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Goehner and carried that the Board approve the following action items (**pulling**) item **3(a)** and (**adding**) item **3(b)** for the Historic Preservation Award:

1. **Call for Bids**
 - a) Asphalt Concrete Class “G” 2007B1-8
 - b) Cold Mix Asphalt 2007B1-9
2. **Resolution**
 - a) Adoption of **Resolution No. 2007 – 39** Appointment of County Engineer
3. **Miscellaneous**
 - a) (**Pulled**) Letter Approving Woodland Resource Services and Entering Agreement for Chemical Spraying on County Roads
 - b) (**Added**) Letter to Kris Bassett regarding Award to Chelan County for Historical Preservation 2007C8-42

COMMUNITY DEVELOPMENT

John Guenther, Director

10:08:37 AM DISCUSSION ITEMS

1. Prey’s Fruit Stand and Home Fires Bakery Permitting Issues
2. Resolution Adopting the Fee Ordinance
3. Cliff Wavra Presents Discussion on Land Evaluation Process for Irrigated Orchard Areas of Chelan County – Agricultural Production
4. Shoreline Work Assignments
5. Special Projects Timeline
6. Electronic Permitting Timeline and Financing
7. Memorandum of Understanding Between Chelan County, City of Chelan and CTED regarding Regional Planning
8. Letter from Wenatchee City Mayor Dennis Johnson regarding draft Sunnyslope Sub Area Plan Hearing Today 2007C8-43
9. Upcoming Code Updates

11:26:10 AM APPROVAL:

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

1. **Resolutions**
 - a) Adoption of **Resolution No. 2007 - 40** Adopting the Fee Ordinance
2. **Contracts/Agreements**

- a) Memorandum of Understanding between Chelan County, City of Chelan, and CTED
regarding Regional Planning 2007A5-55

OHME GARDENS

Mike Short, Director

11:30:01 AM DISCUSSION ITEMS:

- Kristina Stepper of J Russell Creative Marketing presents Ohme Garden Marketing Plan
2007C8-44

12:03:38 PM RECESS

1:29:22 PM 1:30 P.M. PUBLIC HEARING – SUNNYSLOPE URBAN GROWTH AREA SUB-AREA PLAN

Commissioner Goehner opens the public hearing on the Sunnyslope Urban Growth Area Sub-Area Plan, Proposed Expansion of the Urban Growth Area (UGA) Adjacent to Sunnyslope, and Corresponding Zoning Designation Amendments Including Maps.

1:30:01 PM Community Development Director John Guenther introduces the draft plan with a proposed resolution before the Board as well as information presented to the Planning Commission. Director Guenther introduces Long Range Planner Matt Hansen, Consultant with Studio Cascade Bill Grimes, Jeff Wilkins of the Wenatchee Valley Transportation Council, and Interim Planning Director of the City of Wenatchee Cyndy Butler.

Bill Grimes outlines the public process that has been followed to this point as well as the upcoming process. The proposal is to expand the Urban Growth Area to accommodate an expected population increase of 6000 people in the Sunnyslope area plan. The city of Wenatchee is in the process of expansion of its Comp Plan and Zoning of the urban growth area. Land use in the plan includes residential zones which include Residential/Suburban (RS), Residential 2 (R2), Residential 3(R3), Neighborhood Commercial (CN), General Commercial (CG), Industrial (K) and Public (PPO) designations. However, the City is in the process of revising its zoning designations; where revisions will be incorporated in the urban growth area.

The long range plan draws two broad distinctions of land in the Sunnyslope/Olds Station study are “zone of protection” and “zone of change”. The residents included in their vision the rural character, housing mix, and civic spaces. There is a zone of protection with little change. The zone of change identified would be an intensification of use in the area with multiple uses. These designations outline a planning strategy that retains identity features the residents want,

while successfully adopting to forecast population growth. Future expansion was also considered in Monitor and Lower Sunnyslope.

Policy in the plan is land use allowing residential development in a compact area. The transportation is also an important part and calls for street improvements. One of the proposed improvements would provide a “right in” and “right out” intersection at School Street and Highway 2. In conjunction with the urban character it is desirable is to keep School Street from being a major arterial. Pedestrian and bike travel will be an integral part of the plan although it may be difficult to achieve.

Water policies are also in the sub area plan with the PUD as the water provider. Wastewater is implemented in the plan and the City of Wenatchee is the sewer service provider. The Planning Commission heard mixed public testimony and documentation. It is the recommendation of the consultant the County will refer the document to the City of Wenatchee and to continue working collaboratively with the City. The citizens were very responsive and involved in the process.

Jeff Wilkins gives a recap on the work that was done on the plan through the transportation issue, looking beyond the boundaries at the impact of the plan on outlying areas. The population growth was anticipated and this plan may need some changes to continue mitigating the impact on the growth. He feels it is a good plan for transportation and growth. It is surprising to learn the numbers in the traffic study showing only 30-35% of the traffic is work related but the 65-70% is discretionary, based upon national standards.

Jeff Wilkins feels that future plans would be to build an overpass which would ease North Wenatchee Avenue traffic but would limit Sunnyslope and Easy Street access. A defacto moratorium on development in the north area is a possibility down the road. There are no easy answers for traffic congestion and access issues between the Odabashion Bridge and the George Sellar Bridge.

Cyndy Butler of the City of Wenatchee notes that the city offered a letter to the Commission and Planning Department which is in the file before the Board. It is a good plan but additional work is needed in the future. The City is also in a 20 year waste water study at this time. This plan would provide sewer service to the Easy Street area. The Wenatchee Mayor voiced concerns with staff in regard to the need of completion of the environmental impact statement.

Commissioner Hawkins shares that in speaking with the mayor, it is understood that the county is just completing a step in the process. The proposed urban growth area expansion comes before the County as outlined by the Interlocal Agreement signed by both the City and the County.

Correspondence from the outlying agencies such as Fish and Wildlife, the Department of Ecology, the Wenatchee Valley Transportation Council, Natural Gas, and the City of Wenatchee are on file. Public testimony letters from Mr. Ed Taylor, Cordy Beckstead and from Larry Angell are also on file.

2:06:11 PM PUBLIC TESTIMONY BEGINS

2:07:10 PM Terese Stumpf, along with her husband Brian, have been farmers in the Sunnyslope area for the last 49 years. Land belonging to the Stumpf family lies on both sides of the Sunnyslope highway. Most of the orchard trees have been removed around the school due to profitability and spray issues. This report has identified their land as being desirable for community activities. They support the School Street neighborhood commercial area as outlined in the study and ask that the School Street designation be supported for the designation.

2:10:13 PM Marlene Smith speaks on the issue. She and her husband live in Sunnyslope off of Easy Street. She questions the numbers of 30-40% of cars traveling in the area as discretionary. Sunnyslope is a family area. The residents do not have the ability to walk to work, or school or play, and the traffic noted between the hours of 3-6 p.m. are parents getting their children to and from school and activities. All the maps referring to the zoning speaks of high density and low density. Their property is separated in two designations which would make it difficult to sell. It is noted that the land would not have a split designation but rather one designation.

2:13:11 PM Gene Kupferman, had “money losing” Fuji apples. The process needs to take into consideration green spaces with trails and parks which will ameliorate the growth of the area. The problem of getting into Wenatchee should not be put to other government entities because it is one community divided by the water.

2:15:13 PM Bill Grimes shares that the parks and recreation elements for trails were discussed in the workshops. They did not show that on the conceptual plans but there is a plan to design parks and amenities. He says that the Sunnyslope area has wonderful opportunities for trails and parks. Commissioner Goehner questions the City Planning Director if there are incentives for bonus densities for open space or green space in city planning codes.

2:17:33 PM Cyndy Butler shares that the City is in the process of full updates will have design standards with direction for green space trails and lands. Jeff Wilkins states that traffic will still be a concern for pedestrians even if some of the amenities are in the Sunnyslope area, which are not easy issues to deal with.

2:19:33 PM Chuck Graves and his wife Loretta have been in Sunnyslope for 31 years. He worked with the DOT years ago for improvement in the Sunnyslope to Peshastin areas. At the end of a year long term of serving on the Board, the DOT looked at cutting down the pressure on

Easy Street. The proposal was to extend Crestview south with a clover leaf on Chatham Hill, so the fast growing area would have access to the highway without going on to Easy Street. He states that alternative is possible.

2:22:33 PM Jeff Wilkins says that has been looked at in the planning that they have done. It costs upwards of \$20 million for an interchange. There is no money to pay for those. The connection to Western shows that it would cut down on congestion on Wenatchee Avenue but would mean that cross over traffic would begin to go through neighborhoods. The cost was about \$120,000,000 to \$160,000,00 to put that access in.

2:24:57 PM Lynn Smith enjoys the 25 mph speed limit on Crestview. He would not be in favor of the extension of Crestview. Wenatchee Reclamation District has pipe through the planning area and he states that should be put in the equation. It would be very costly to replace that system. His orchard is along Easy street. He asks what his designation is on the map. He has difficult time farming now due to the traffic in the area. He cannot afford to farm and he cannot afford to keep it. He cannot use it for best use if it is not designated for farming. His property is outlined out of the urban density area.

2:28:38 PM Scott Whitman has lived in Sunnyslope for 28 years. He is concerned about the traffic out there. Mr. Whitman has met with Sheriff about traffic enforcement on American Fruit Road. He is concerned about EMS services coming out of town to his area with increased residential build up. Commissioner Hawkins states that the speed issues are going to be addressed in an upcoming road project. Mr. Whitman feels that Knowles Road is also going to be an issue with a cemetery and church there. Improvement strategies were discussed between Consultant Bill Grimes and Jeff Wilkins where there is continuing concern and planning. The area between the highway and Easy Street will be addressed for commercial business and for mixed use with small scale retail for the daily needs of residences. He would like answers on the EMS services out on the north end of Wenatchee Avenue. Jeff Wilkins speaks on traffic management and the bridges are the major concern. That is not a separate solution but part of the mix but it is only addressed by creating a new corridor.

2:37:12 PM Tricia Munch speaks and questions the commercial planning

2:38:17 PM Brian Healey questions if everything went smoothly, what timeline is the county looking at as far as breaking ground and putting in the infrastructure such as sewer and roads. Commission Goehner says we are looking at a draft plan. That will go to the City of Wenatchee which would incorporate a waste water plan. The county would not be breaking ground. This action is making an opportunity for growth to occur. That growth would drive the breaking of ground and infrastructure. Commissioner Hawkins shares there are planning and storm water projects in the works as well as sidewalk project improvements on Peters Street. The City is working on a sewer service plan that is working on replacing septic system. The other driver is density of property that will stimulate the turning of the dirt. There

is no sewer out there now other than a sewer system to the school. (It is further shared if either the county begins or the city comes in it would be anywhere from six months or five years but that it is very difficult to give any specific answer with many different factors involved such as location.) Commissioner Hawkins feels a guess for sewer hook up would be in the late 2008 for the first work but given this is a 20 year plan it is unknown. The sewer work would be done by the city.

2:46:07 PM The Chairman concludes public testimony.

2:46:44 PM Planning Director John Guenther states the resolution should be looked at as well as a letter and the document by Larry Angel. Commissioner Goehner reads proposed resolution for the record. He also thanks Commissioner Hawkins and those involved in the study and plan, most importantly, the community.

2:50:15 PM **ACTION ITEMS:**

Moved by Commissioner Hawkins, seconded by Commissioner Goehner and carried that based upon the recommendation of the Planning Commission, and the Findings of Fact 1-8 and Conclusions of Law 106, to adopt the resolution and forward the draft Sunnyslope Sub Area Plan to the City of Wenatchee for consideration of expansion of the UGA, noting that Chelan County will retain its responsibility for further development of the Environmental Impact Statement and Transportation Component of the Plan:

1. Resolution:

- a) Adoption of **Resolution No. 2007 – 41** for the Draft Sunnyslope Sub Area Plan for Expansion of the UGA

2:51:35 PM **PUBLIC HEARING CONCLUDED**

2:56:08 PM **ADJOURN**

Moved by Commissioner Hawkins, seconded by Commissioner Goehner, and carried that the Board adjourn until Monday, March 12, 2007. **Adjourned.**

Vouchers Approved for Payment

2007B4-35

Current Expense	\$ 303,070.83
All Other Funds	<u>175,129.92</u>
Total All Funds	\$478,200.75

BOARD OF CHELAN COUNTY COMMISSIONERS
KEITH W GOEHNER, CHAIRMAN

JANET K. MERZ, Clerk of the Board