



PORT OF CHELAN COUNTY
Board of Commissioners
Meeting Minutes
238 Olds Station Rd, Suite A, Wenatchee, WA 98801
November 26th, 2008
8:30 am

Present: Craig N. Larsen, Vice President
Michael H. Mackey, Secretary
Mark Urdahl, Executive Director
Pete Fraley, Legal Counsel
Monica Lough, Internal Auditor
Dayle Rushing, Property/Facilities Director
Laura Jaecks, CTC Building Director
Pat Moore, Airport Manager
Judy Bradford, Recording Secretary
Ron Russ, Operations Supervisor
Karen Kornher, Engineering Consultant
Jon Eberle, Real Estate Consultant

Others: Yvette Davis, Wenatchee Business Journal
Bruce Baguley, NOPA
Jay Patrick, Wenatchee World
Alan Loeb sack, Port of Douglas County
Jim Huffman, Port of Douglas County
Laura Mounter, Laura Mounter Real Estate
Brett Telford, Penny Road Properties
Don Mounter, Penny Road Properties
Pat Haley, Port of Douglas County
Mark M. Spurgeon, Port of Douglas County

Commission Vice President Craig Larsen called the meeting to order at 8:30 am.
Commissioner Larsen noted Commission President JC Baldwin was absent.

Motion No. 11-10-08
Moved By: Michael H. Mackey
Seconded By: Craig N. Larsen
To excuse the absence of Commissioner Baldwin from the November 26th, 2008 Port of Chelan County Board of Commission meeting. Motion Carried.

DIRECTORS' REPORTS

Executive Director Report

Commission Meeting Time and Date*

This agenda item is tabled until Commissioner Baldwin is present to join the discussion.

#1 Variance Request for Tramp Property*

Pete Fraley provided a brief history of the variance request for development of the property along Penny Road which the Steve and Tanya Tramp purchased from the Port. The first variance requested by the Tramps was to allow the placement of a hotel on the property. The adjacent property holders agreed. Port granted a use variance for a hotel specifically to the Tramps. The Tramps submitted design plans for the hotel at the same time as a use variance. Three years have passed since the first use variance was approved. Plans for the hotel have changed. A review of new plans triggered two variances. A sign variance exceeds the sign height limitation and there is a height issue for the hotel building itself.

The main building is 45' in height; however, a tower on the north east corner is 55' in height. Protective covenants date back to 1981 for Olds Station Industrial Park which were amended in 1999. The height limitation is 40 feet. The Port reserved the right for variances in its sole discretion to all the properties in the Olds Station industrial/business park area for structures in excess of 50 feet to evaluate the

impacts of aesthetics and views. There is an impact of the proposed height variance.

Fraleigh briefly reviewed instances of height variances approved in the Olds Station Business Park including the ESD building (former PA & E main office) and the CTC. Penny Properties building did not require a height variance, but a separate variance was granted for the wood structure.

The underlying zoning for the Olds Station area has changed. Chelan County adopted the City of Wenatchee Urban Growth Area (UGA) zoning standards allowing buildings up to 55 feet in height.

Steven Tramp explained the signage requested. The height of the hotel building tower at 55 feet is required by the hotel chain. The location of sign would be on the northwest corner of the property. None of the design drawings to-date indicates the location of the pylon sign. Comfort Inn does not require the pylon sign. Tramps believe the sign is need for exposure to be seen from the highway.

Steve Tramp explained the benefit of design and construction standards is customer recognition and expectation. Tramp be required to go to the hotel chain board and seek a variance from the standards.

Commissioner Larsen opened the meeting to public comment on the Tramp's variance issue at 840 am.

Don Mounter, a partner in Penny Properties that owns the Cordell Neher Building adjacent to the proposed hotel site asked to comment. He stated he agreed to the original variance and layout for the Hampton Inn. The proposed Hampton Inn was parallel to Penny Road. The Comfort All Suite is planned to be perpendicular to Penny Rd. Mounter is concerned about the layout change, and that originally one design was proposed now it is a different layout with an additional height requirement for a sign pylon.

Tramp explained the Hampton Inn was a four story product. The new hotel is ten feet less which is a whole floor difference which would have a lot less impact to their property. The proposed project is an 'All Suites' product which should not to be confused with the Comfort Inn in downtown Wenatchee.

Brett Telford objected to the building layout, a new brand of hotel, the added pylon sign, and whether any other unusual variances are yet to be requested.

Steven Tramp noted the two requested variances are vital for the project to move forward. The Penny Road property is a less than preferred location for exposure.

Commissioner Larsen closed the public comment period at 9:02 am.

The height issue of the underlying 40 foot limitation would be exceeded in these requests by 5 feet on the tower and ten feet with the sign pylon. The Port was of the understanding that the size of signage on the building was the issue. A sign pylon is a separate variance and, therefore, a new request. The landscaping review is yet to be done.

Steven Tramp stated he is asking for stand-alone signage.

Discussion ensued. Commissioners asked the Tramps to come back to the Commission with a full set of plans showing the exact design and inclusion of the

pylon sign and landscaping. Timing is important. Action on the variance request was tabled to a future commission meeting.

Motion No. 11-11-08

Moved By: Michael H. Mackey

Seconded By: Craig N. Larsen

To table the request for variances submitted by Steve and Tanya Tramp until after a complete set of plans are received and the Port review committee has an opportunity to review and submit comments and recommendations. Motion Carried.

Cashmere Mill Site Water Line Repair Change Order*

Laura Jaecks briefly explained change order #2 on the Cashmere Mill Site cleanup project. This change order is for the repair of water lines. The total cost of the cleanup or the project will be at \$27,376.67 which is still below the engineer's estimate.

Motion No. 11-12-08

Moved By: Michael H. Mackey

Seconded By: Craig N. Larsen

To approve change order #2 related to the Cashmere Mill Site project to repair water line damage in the amount of \$1,776.67 to Hurst Construction as presented. Motion Carried.

Regular session was recessed at 9:20 am for the purpose of a Pangborn Governing Board meeting.

Chelan County Port Board of Commissioners' meeting reconvened at 10:35 am and immediately adjourned for 45 minutes to Executive session to discuss anticipated litigation.

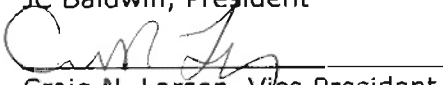
Regular session reconvened at 11:16 am and immediately adjourned with no action taken.

Dated and approved this 17 day of December, 2008.

BOARD OF COMMISSIONERS

Excused Absence

JC Baldwin, President



Craig N. Larsen, Vice President



Michael H. Mackey, Secretary