

**Klickitat County  
Board of Commissioners  
Minutes – Meeting of Tuesday, February 28, 2023**

**Morning Workshop Session**

Chairman Dan Christopher called the meeting to order at 9:30 AM. Commissioners present: Dan Christopher, Jacob Anderson and Lori Zoller.

**Workshop Session Agenda**

**9:30 AM – Legislative Update: Potts & Associates**

Zak Kennedy provided a legislative update on various bills HB1445, HB 1215, HB1333, HB1832 and HB1670.

Chairman Christopher requested clarification on bills that are in committee.

Commissioner Anderson inquired about HB1756. Mr. Kennedy stated that until there is a unified message from legislators there probably won't be much movement on this one.

**9:45 AM – Board follow-up discussion on legislative issues**

The Board discussed different bills and what bills will be commented on by the Chairman on his own behalf and what bills will be commented on the behalf of the county.

**10:00 AM – Public Works/Road Department Update**

Attendance: Interim Public Works Director Jeff Hunter, and various County elected officials, employees, and members of the public present in person and via Zoom.

Interim Director Hunter provided an update on the Consent Agenda items, Construction Programs, Roadway Designs, Maintenance projects on the East and West End, Upcoming facilities work and events, Elevator trouble and staff going to 4 -10 hour workdays in April on a rotating schedule.

**10:15 AM – Finance Committee Update**

Attendance: Treasurer Greg Gallagher and various County elected officials, employees, and members of the public present in person and via Zoom.

Treasurer Gallagher provided a Finance Committee update.

**10:21 AM – Board Pending:**

Chairman Christopher commented on and a discussion followed in regards to the Emergency Medical Services Board. Commissioner Anderson suggested the EMS board come in and provide an update.

Commissioner Zoller commented on the necessity to provide clear direction from the Board when requesting an employee to complete a task.

Commissioner Zoller stated that she would like the Board to make a policy that they will not support or pass any regulations that exceed State standards. A discussion followed in regards to the things that the state does not provide regulations on.

Commissioner Anderson reported on applications being submitted for (CDS) Congressionally Directed Spending for funds to go to the White Salmon/Hood River Bridge and the Hanger and development at the CG Regional Airport. The Board agreed that the Bridge is top priority.

The Board discussed holding off on signing the letter of endorsement for the Columbia Land Trust until they find out where the funding is coming from.

Chairman Christopher discussed an email received from Wasco County Commissioner Scott Hege.

Commissioner Staff advised the Board that representatives from Doug Kirchhofer and Nuveen Green Capital will be providing an update of the Commercial Property Assessed Clean Energy and Resiliency (C-PACER) Program on March 21<sup>st</sup>.

Commissioner Anderson requested Chairman Christopher to clarify that the comments received during the Solar Moratorium Public Hearing be towards the moratorium and not a solar project.

Commissioner Anderson commented on items that he would like to discuss in a Town Hall meeting with the public in regards to Solar projects. A discussion followed in regards to the EFSEC process and solar projects.

**Motion (M/Anderson, S/Zoller. Passed unanimously).** To recess for lunch at 11:47 AM.

**Commissioner's Business Meeting**

Chairman Dan Christopher reconvened the meeting at 1:00 PM, opening with the Pledge of Allegiance. All three (3) Commissioners were present.

**Agenda:**

**Approved (M/Anderson, S/Zoller. Passed unanimously):** Business Agenda as presented.

**Approval of Commissioner Meeting Minutes**

No minutes requiring approval at this time.

**Citizen Comment:**

Becky Miles, resident of White Salmon, commented on the opinions of elected officials on various bills and the animal shelter.

Pat Arnold, resident of Trout Lake, commented on the County Workshops.

Sheri Bousquet, resident of Husum, commented on the beauty of Klickitat County.

Gabriel Gilbert commented on child care and the Sheriff's Posse.

Lisa Evans, resident of White Salmon, commented on the Animal Shelter, a legislative update at the Centerville Grange with gun lawyers and the positive parts of the Sheriff's Posse.

Lynn Mason, resident of White Salmon, commented on the dollars being transferred from the Animal Shelter project.

Harry Choce, resident of Centerville, inquired about the County WSU extension agent.

Rich Wheelhouse, resident of Glenwood, commented on the nice job that the road crew is doing plowing the roads.

Commissioner Zoller responded to comments from Ms. Bousquet and Mr. Wheelhouse

Commissioner Anderson responded to comments from Mr. Wheelhouse, Ms. Bousquet, Ms. Miles, Ms. Mason and Ms. Evans

**Public Meetings/Public Hearings/Bid Openings:**

**1:30 PM Public Hearing: Solar Moratorium**

Attendance: Various County elected officials, employees, and members of the public present in person and via Zoom.

Chairman Christopher declared the public meeting open to public comments in accordance with RCW 36.70.795, Resolution 00823, in regard to a moratorium for large scale solar projects over one acre in size located within Townships-Ranges 3-14, 3-15, 3-16, 4-14, 4-15, 4-16, 4-17, 5-15, 5- 16 and 5-17 in Klickitat County, Washington. The purpose of the moratorium is to consider long range strategic planning in the Goldendale and Centerville valleys in regard to large scale solar farm development or locations and to protect the customs, culture, natural resources and resource lands of the residents of the Goldendale and Centerville Valleys and to ensure that the County's planning and future development is consistent with the local community's long range vision for the area.

David West of Centerville commented that he is not against solar but he is in favor of the moratorium citing property values.

Rich Wheelhouse of Glenwood commented that he is against the moratorium because he is concerned about the ramifications of litigation and requested that the Energy Overlay Zone be eliminated so it doesn't limit people from having solar projects on their property.

Dorie Cothren resident of Fish Hatchery Rd. commented in favor of the moratorium, noting the drop in property values, effects on water, chemicals from panels and decommission plan.

Sheri Bousquet, resident of Husum, commented in favor of the moratorium in order to put ordinances in place to protect Klickitat County.

Joan Frey, resident of Goldendale, previous County Commissioner and signer of the original Energy Overlay Zone, in favor of the moratorium stated that it does not address present day magnitude and impacts of solar.

Joe Ross, Early Stage Development Director for NextEra Energy commented against the Solar Moratorium. He stated that NextEra looks at each project individually, the right project in the right location, provides innovative solutions for irrigated ag lands and big game migration and provides answers to the misinformation on the internet about Renewable Energy Development.

Melody Hill of Goldendale commented on the Energy Overlay Zone and is against the moratorium stating that the land could be subdivided which would have more of an environmental impact than a solar project.

Randi Post of Goldendale commented in favor of the moratorium and agrees with Joan Frey's comments.

Paul Greg of Goldendale commented in favor of the moratorium.

Jim Hill of Goldendale lives on the southern portion of where the Carriger Solar project is slated, commented against the moratorium in favor of property rights, has been assurance from Cypress Creek that land values do not go down based on other project areas and stated that it will bring in money to schools, infrastructure, scholarships and tourism. Mr. Hill stated that if he were to put 20 houses on his property it would take more infrastructure than the solar projects.

Kevin Marx, resident of The Dalles, Oregon, representing local Union 29 iron workers commented against the Solar Moratorium stating that the construction of wind and solar ensures work for the iron workers and employs a lot of people on both sides of the river which brings in revenue to the city, hotels, and restaurants.

Lisa Evans of White Salmon commented in favor of the moratorium so the county can explore the Energy Overlay zone and agrees with Joan Frey's comments.

Rocel Dimmick of Goldendale commented in favor of the moratorium stating that there is a lack of regulation on industrial solar projects and there needs to be setbacks, height limits and fire safety.

Richard Theis of Goldendale commented in favor of the moratorium and wants the county to get rid of EOZ.

Harry Choce of Centerville commented in favor of the moratorium.

Jack Compton's comment letter was read by Sheri Bousquet in favor of the moratorium, commenting on risks to the water tables from toxic chemicals, fires and setbacks. Letter was submitted previously and added to the record.

David Theis resident of Glenwood commented in favor of the moratorium and stated that most of the people against the moratorium have a monetary interest and he feels that the renewable energy projects aren't being taxed correctly and requested that the county stop giving tax breaks.

Robert Morrow, resident of Goldendale, commented against the moratorium and stated he wants the County to have control over the solar projects not Olympia.

Thomas Tasto, resident of Goldendale, commented in favor of the moratorium and stated that the energy overlay needs to be redone and the solar panels alter view.

Greg Wagner of Goldendale CEASE commented in favor of the moratorium and ordinances to protect the county and citizens in the future.

Deb Wagner of Goldendale commented in favor of the moratorium to adopt solar ordinances for the protection of wildlife, people, farmland, property values and water sources.

Bonnie White of Husum commented in favor of the moratorium and appreciates citizens' comments.

Theonne Wheeler commented in favor of the moratorium and stated we need to gain more knowledge on the impacts of solar projects.

Amy Burost of Goldendale commented against the moratorium stating that the solar battery storage has an automatic fire suppression system to put out any fires and she is with Local Union 335.

Steve Hornibrook, resident of Reno Nevada, owner of a farm that is under lease with NextEra, is not against the moratorium as long as it is based on studies and he pointed out his farm is only 600 acres and not visible from Goldendale.

Brian Walsh of Avangrid Renewable commented in favor of addressing zoning codes for the development of solar and believes that the county should reserve the right to local control. Mr. Walsh stated that Avangrid has paid over 25 million in property taxes since 2005 and Wind projects contributed just over 8 million in 2019 and 2020. Mr. Walsh stated that the Lund Hill Solar project will contribute 1 million this year helping to refresh the depreciating tax base of the wind projects.

John Vietti, resident of Goldendale, commented in favor of the moratorium as long as it isn't a permanent stall tactic and hopes the county can find solutions moving forward.

Francis Davidson of Goldendale commented in favor of the moratorium and feels that it will destroy land and water and it is wrong.

Delmar Eldred commented in favor of the solar moratorium stating that there is no local benefit, more transmission lines to be maintained, fire risk, power surges, cost of equipment, few full time jobs, cleanup will be expensive and property values will decrease.

Diane Anderson of Goldendale commented in favor of the solar moratorium stating the need for better solar ordinances and stating concerns of lack of water, wildlife and fire.

Gene Callan of Knight Rd. in Goldendale commented in favor of the solar moratorium and the need to analyze existing ordinances, create specific Industrial Solar ordinances and stated that we need to honor our ag land.

Mike Canon of Goldendale commented in favor of the solar moratorium stating that the citing and setbacks should be decided by the citizens

Ufuoma Ojumah, Late Stage Developer with NextEra Energy, stated that it is his job to take a solar project that has been analyzed and cited, to the County or EFSEC, that NextEra does all the Geotech, hydrology, water & fire risk studies and works with the different agencies and public to help people understand what the risks are for solar and battery storage.

Justin Bousquet of Husum commented in favor of the solar moratorium stating that change is inevitable, solar is new, the EOZ does not address the consequences of solar and expressed concerns over decommissioning.

Dennis Schroder of Rimrock Ranch of Goldendale commented in favor of the solar moratorium stating that it takes away from farm land making it unfarmable and read a list of the things a person cannot do on their land.

After everyone who wanted to provide comments had finished, Chairman Christopher continued the public hearing to 6:00 PM this evening to allow further public comment from people who did not comment today. Chairman Christopher noted that written comments will be accepted until 5:00 PM on Friday, March 3, 2023.

**Consent Agenda:**

**Approved (M/Anderson, S/Zoller. Passed unanimously):** Consent Agenda with 9 items.

- 1) **\*Resolution No. 03123** in the matter of reappointing Brad Cameron, Jason Blain, and Dan Lee to the Klickitat County Open Space Advisory Committee. Appointments shall be to one (1) year terms, expiring February 15, 2024.
- 2) **\*Renewal Lease Agreement (C04723)** between the City of The Dalles, Klickitat County, and Hood Aero/Hood Tech Corp. Aero Inc. for the lease of those parcels of real property located at the Columbia Gorge Regional Airport, described in paragraph 3 of this Agreement, upon which Hood Aero intends to maintain and operate the underground fuel farm, terminal building, and the Maintenance Hangar identified as such on the diagram attached to and made part of this Agreement as Exhibit "A". This Agreement's term commences on the Effective Date and expires on April 30, 2028.
- 3) Memorandum from the Planning Department scheduling a public meeting to be held Tuesday March 14, 2023 at 1:30 PM as follows: To consider approval of Boundary Line Adjustment BLA2022-17, Parcel No. 03-10-1400-0012/00 and 03-10-1452-0004/00 in Section 14, T3N, R10E, in the White Salmon vicinity.
- 4) **\*Amendment No. 1 to Agreement (C04823)** No. SEASMP-2123-KICoPD-00136 between Department of Ecology and Klickitat County for the Shoreline Master Program update.
- 5) **\*Request from the KC Building Department for a Temporary Credit Card limit increase to allow for expenses related to the 2023 Building Officials Short Course annual training.**
- 6) **\*Resolution No. 03223** in the matter of reappointment of Aric Lemmon to the Noxious Weed Control Board, District No. 1 position for a four-year term, expiring April 1, 2027.
- 7) **\*Contract Amendment # 1 (C04923)** to the Beacon Facility Agreement updating the statement of work and an increase in funding. Revisions pertaining to Mobile Crisis and Designated Crisis Responder Rate Schedule, Maximum contract amounts, Crisis Program Provisions (Mobile Crisis and Designated Crisis Responder), Washington State Health Care Authority Specific Provisions and Reporting Provisions.
- 8) **\*Request for concurrence to award bid and Contract (C05023)** to Stripe Rite, Inc. of Kennewick, Washington for the 2023 Annual Striping Program, RN 642-23.
- 9) **\*Concurrence to Award Bid and Small Works Contract (C05123)** between Oliver's Floor Covering and Klickitat County (Public Works) for the "Klickitat County Courthouse Juvenile Department Floor Covering".

**Voucher Certification and Payment Approvals:**

**Approved Warrants (M/Anderson, S/Zoller. Passed unanimously):**

Accounts Payable: #320064-320141 and Direct Deposit 992, Total Accounts Payable Warrants Approved \$312,564.42.

Combined Payroll: #235818-236076, County Benefit Warrants #319986 - 319994 Electronic Transfer #991, For a combined total of \$1,100,080.97

Total Warrants Approved \$1,412,645.39 for the date ending February 27, 2023.

**\*Board Correspondence for the Record:**

There were approximately 65 comment letters submitted for the record and a petition received at the Commissioner's Office on February 28, 2023 which stated, I am in 100% support of the continuation of the 2023

Solar moratorium. This moratorium and the adoption of solar ordinances are crucial to the future of our county. I ask that the Board of County Commissioners allow this moratorium to remain enforced until solar ordinances are adopted which will address the citizens' concerns, place controls on solar development, protect the beauty, environment, the preservation of farmland and the safety, health and welfare of the citizens. The petition had approximately 192 signatures.

**(3:28PM)Approved (M/Anderson, S/Zoller. Passed unanimously):** There being no further business before the Board, the meeting was adjourned. until 6:00 PM on Tuesday February 28, 2023, there is no scheduled workshop on Thursday, March 2, 2023

**Call to Order/Roll Call**

Chairman Christopher reconvened the Solar Moratorium Public Hearing meeting at 6:00 PM, opening with the Pledge of Allegiance. All three (3) Commissioners were present.

Warren Dazey resident of Goldendale on Pine Forest Rd. commented in favor of the Solar Moratorium stating he does not want to see his view change.

Frank Hewey of Goldendale commented in favor of the Solar Moratorium stating fire, environmental, property value and lack of experience with solar project concerns.

Amy Hanson of Goldendale commented in favor of the Solar Moratorium stating impact on property values.

Russ Hanson of Goldendale commented in favor of the Solar Moratorium stating that the Planning Commission needs to review county ordinances in regards to industrial solar and he believes in private property rights until it has a negative impact on the environment.

Gary England of Goldendale commented in favor of the Solar Moratorium stating that he doesn't want to look at acres of solar panels and inquiring why we don't get a break on electricity.

Pat Arnold of Trout Lake commented in favor of the Solar Moratorium with the purpose of the county revisiting zoning and amend the EOZ to include solar.

Ruby Irving of Goldendale commented in favor of the Solar Moratorium stating concerns over emergency management of environmental or manmade disasters.

Mark Herke of Yakima County/Klickitat County Farm Board president commented in favor of the Solar Moratorium stating that Solar needs a different set of regulations.

Don Steinke of Vancouver WA is advocating for solar in Clark County to relieve the pressure on Klickitat County.

Steve Heitmann, resident of White Salmon, commented in favor of the Solar Moratorium and suggested the county get an injunction against Cypress Creek Renewables.

Mike Alldritt representing Local 29 Union Iron workers commented against the Solar Moratorium stating that Solar projects hire labor groups consisting of local rural youth, adults in apprenticeship programs or with lifelong careers.

Patrick Sheridan resident of Goldendale, Local 701 Operating Engineers commented in favor of the Solar Moratorium stating that he helped build Lund Hill Solar and it has made him a lot of money to support his family but he is concerned about fire and changing the area forever.

Elaine Harvey of Goldendale commented in favor of the Solar Moratorium stating solar projects have an impact on cultural resources and there needs to be more information on solar in the ordinances and EOZ.

Ralph Harvey of Goldendale commented in favor of the Solar Moratorium stating he doesn't want to see solar panels.

Taletha Wagoner of Goldendale commented in favor of the Solar Moratorium expressing concerns in regards to fire, birds getting killed, living with the damage to the land and high winds.

Dennis White of Husum speaking on behalf of the Klickitat Land Preservation Fund commented in favor of the Solar Moratorium for regulation on solar but wonders what good is a moratorium if EFSEC can ignore it.

Cameron Milroy of Clackamas County commented against the Solar Moratorium stating that he has worked on energy projects and there is a process to work on projects safely and solar projects provide employment.

Willard Cordis of Goldendale commented in favor of the Solar Moratorium expressing concerns about the disposal of solar panels, only a few people will benefit and doesn't want to see

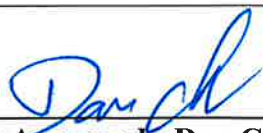
Kaylee Towle, resident of Lyle, commented in favor of the Solar Moratorium stating that solar projects will take away the agriculture land and it is a fire hazard.

Shay Ladigus of Goldendale commented against the Solar Moratorium stating he was born and raised here and he is a defender of property rights.

After everyone wanting to provide public comments finished, Commissioner Anderson stated that having concluded the testimony this evening Commissioner Anderson made a motion to close this to further oral comment leaving open written comment until Friday March 3, 2023 at 5 PM.

**Approved (M/Anderson , S/Christopher . Passed unanimously):** There being no further business before the Board, the meeting was adjourned at 7:08 PM.

\*Reference Document on File. The Board of Commissioners' minutes are action minutes. A digital recording is on file as part of the official record and available on file 2.28.23 BOCC meeting minutes. Please Note: All Commissioner meetings and workshops are open to the public to attend. Meetings are recorded, Workshops are NOT recorded.



Approved: **Dan Christopher**  
Chairman of the Board



3-14-2023  
Date