

**Klickitat County
Board of Commissioners
Minutes – Meeting of Tuesday, April 9, 2019**

Topic	Agenda Item - Comment/Disposition
	Call to Order/Roll Call
Morning Workshop Session – Tuesday, April 9, 2019	Chairman David M. Sauter called the meeting to order at 9:30 AM. Commissioners present: David M. Sauter and Rex F. Johnston. Jim Sizemore was absent.
	Workshop Session Agenda
Legislative Update	<p>The Board convened into a legislative update with Jim Potts and Zak Kennedy (via teleconference). Others present included Natural Resource/Economic Development Director Dave McClure, Treasurer Greg Gallagher, and Vancouver - Local 335 Business Manager Shannon Stull.</p> <p>Mr. Potts and Mr. Kennedy provided an update to discuss and review various bills before legislators which included the Veterans’ Assistance Program and Real Estate excise tax, Mr. Kennedy noted the budget cut off is next week and any proposed budget funding is a hard fight this year.</p>
	Treasurer Greg Gallagher discussed the rise in recording fees and Realtor’s impressions of the fees.
	<p>The Board held a brief discussion regarding possible funding options for the Columbia and Goldendale High School Career Day grants.</p> <p>Vancouver - Local 335 Business Manager Shannon Stull stated Local Union 335 does work in various counties in the building trade and would like to be involved in local High School Career days. He noted he has been trying to expand their sponsorship and Internship program.</p>
Public Works/Road Department Update	<p>10:00 AM – Public Works Department Update</p> <p>Attendance: Public Works Deputy Director Jeff Hunter, Auditor Brenda Sorensen, Chief Deputy Auditor Heather Jobe, Deputy Prosecuting Attorney Rebecca Sells and Vancouver - Local 335 Business Manager Shannon Stull.</p> <p>Deputy Director Jeff Hunter reviewed Consent Agenda items on this afternoon’s agenda as well as pay estimates.</p> <p>Deputy Director Hunter reported on the upcoming Wahkiacus Bridge closure stating an open house is scheduled for May 1, notice signs go up May 20, and the project will start May 28.</p> <p>Report was given for Sundale Road intersection noting Public Works is working with Washington State Department of Transportation and on Courtney Road the design process has begun and Public Works will schedule an open house at the Pioneer Center in May.</p>

	<p>Deputy Director Hunter stated the east end crews are mowing, brooming and spot graveling. Discussion followed about the snow damage fence reports coming in from the Bickleton area.</p> <p>Facilities Work report was given that included the Jail surveillance camera access levels for users, new County Services Building, HVAC ducting being installed for the Sheriff's Office remodel and the finishing items on the Fire Arms Training Facility.</p> <p>Discussion was held about the County's interest in land in the Dallesport area.</p>
Auditor's Department Update.	<p>11:00 AM - Elected Official Report/Update</p> <p>Attendance: Auditor Brenda Sorensen, Chief Deputy Auditor Heather Jobe, Deputy Prosecuting Attorney Rebecca Sells and Vancouver - Local 335 Business Manager Shannon Stull.</p> <p>Auditor Brenda Sorensen reviewed the election currently being held for the White Salmon School District bond proposition, she noted she has received and is using the vehicle purchased for ballot pick up.</p> <p>Auditor Sorensen reviewed upcoming training opportunities for election staff as well as the Veterans Service Officer. Followed by a brief update on the Licensing Department. Auditor Sorensen made note of a fee increase in licensing when using a debit and credit card imposed by the State</p> <p>A brief discussion was held concerning the process of preparing the year-end report.</p>
Lunch Recess	The Board recessed for lunch at 10:59 AM.
	Call to Order/Roll Call:
Regular Meeting for Tuesday, April 09, 2019	Chairman David M. Sauter reconvened the meeting at 1:00 PM. Commissioners present: Jim Sizemore, Rex F. Johnston and David Sauter.
	Agenda:
Business Agenda	Approved (M/Sizemore, S/Johnston. Passed unanimously): the Business Agenda as presented.
	Approval of Commissioner Meeting Minutes
Approval of Meeting Minutes	* Approved (M/Johnston, S/Sizemore. Passed unanimously): the Klickitat County Board of Commissioners Meeting Minutes for March 19, 2019 and March 26, 2019 as presented.
	Citizen Comment:
Comments will be limited to Seven (7) minutes per individual	County residents David West, Delmer Eldred, Peter Leon and Mike Goodpasture all commented and inquired about the discussion scheduled for the Board on this afternoon's agenda regarding the I-1639.

	Public Meetings/Public Hearings/Bid Openings:
<p>Public Hearing: Receive comment on an application for a Public Services Community Development Block Grant for Washington Gorge Action Programs which principally benefits low and moderate income persons residing in Klickitat and Skamania Counties</p>	<p>Approved (M/Sizemore, S/Johnston. Passed unanimously): Resolution No. 04219 in the matter of Authorization for the submission of a Community Development Block Grant application in the amount of \$69,849 by Washington Gorge Action Programs and designating Public Health Director Carla Bacon as the authorized Chief Administrative Official and authorized representative to act in all official matters in connection with this application and Klickitat County's participation in the Washington State Community Development Block Grant Program.</p> <p>Attendance: Washington Gorge Action Program (WGAP) Executive Director Leslie Naramore, Public Health Director Carla Bacon, Sheriff Bob Songer, Chief Civil Deputy Mike Kallio, Emergency Management Director Jeff King, Natural Resource and Economic Development Director Dave McClure, Public Works Deputy Director Jeff Hunter, Prosecuting Attorney David Quesnel and ten (10) members of the public.</p> <p>Chairman Sauter opened the public hearing requesting a staff report.</p> <p>WGAP Executive Director Leslie Naramore provided an age statics review of citizens funded by Community Development Block Grant dollars, which included the Skamania and Klickitat County residents for rental assistance, and housing projects.</p> <p>Upon completion of the staff review, Chairman Sauter opened the meeting to receive public comment and asked if there was anyone else who wished to comment. Hearing no response, he closed the hearing to further comment and called for Board discussion.</p> <p>* Note: Copies of the Community Development Block Grant application were provided and are available to the public.</p>
	Consent Agenda:
	<p>Approved (M/Johnston, S/Sizemore. Passed unanimously): the Consent Agenda with eleven (11) items.</p> <ul style="list-style-type: none"> * 1) Resolution No.03719 in the matter of demonstrating appreciation to eighty-eight (88) essential employees providing vital emergency services during severe weather conditions by awarding an eight (8) hour floating holiday to be used in 2019. * 2) Resolution No. 03819 in the matter of adopting a revised Information Technology & Budget Department Organizational Chart reflecting a reclassified, full-time, Information Technology Helpdesk I or II position at Grade 37 or 38 (depending on qualifications) of the Klickitat County Regular Employees Compensation Plan. * 3) Personnel Authorization to begin the advertising process to fill a new Information Technology Helpdesk Technician I or II full-time position at Grade 37, Steps 1-5, within the Information Technology & Budget Department. * 4) Personnel Authorization to begin the advertising process to fill a temporary, Summer Labor Engineer position at Grade 33, Step 1, within the Public Works Department. * 5) Personnel Authorization to begin the advertising process to fill two (2) Flagger positions, at Grade 32, Step 3, within the Public Works Department.

	<ul style="list-style-type: none"> * 6) Resolution No.04419 in the matter of setting a public hearing to be held on April 30, 2019 at 1:30 PM to consider an application for Community Development Block Grant funding from the Washington Department of Commerce and that, at said hearing, any interested taxpayer may appear and be heard for or against said application * 7) Resolution No. 03919 in the matter of declaring an envelope printer and laptop computer equipment inventory as surplus and no longer needed by the County to be disposed of at the discretion of the County Auditor. * 8) Independent Contractors Agreement (C04719) between Klickitat County (Economic Development Department) and Mt. Adams Chamber of Commerce to provide Visitor Information Services and conduct other tourism promotion activities specified in the scope of work, effective January 1, 2019 and terminating December 31. 2019. * 9) Independent Contractors Agreement (C04819) between Klickitat County (Economic Development Department) and Greater Goldendale Chamber of Commerce to provide Visitor Information Services and conduct other tourism promotion activities specified in the scope of work, effective January 1, 2019 and terminating December 31. 2019. * 10) Resolution No. 04019 in the matter of awarding 2019 Historical Preservation Grant Program funding in the amount of \$5,000. * 11) Resolution No. 04119 in the matter of Designation of County Crisis Responders to perform mental health investigations, initial detentions, and other duties and responsibilities in accordance with RCW 71.05 and other applicable RCW's and WAC's as they now exist or are modified in the future. The Board of County Commissioners hereby appoint Karen Ward, Debra Wentz, Rebecca Palmer-Overmiller and Annalisa Brunk to the list of County Designated Crisis Responders, effective April 9, 2019; and the name of Skylar Newkirk is to be deleted from the list, effective April 9, 2019.
	<p>Payment Approvals:</p>
<p>Voucher Certification and Approval</p>	<ul style="list-style-type: none"> * Approved Warrants (M/Sizemore, S/Johnston. Passed unanimously): Accounts Payable: (#288760 – 288896) \$254,038.05. Combined Payroll: (#197322 – 197600, County Benefit Warrants #288897 – 288907, Electronic Transfer #851), \$702,263.40. For a combined total of \$956,301.45 for the date ending April 08, 2019.
<p>Pay Estimate</p>	<ul style="list-style-type: none"> * Approved (M/Johnston, S/Sizemore. Passed unanimously): Pay estimate No. 1 to HWH Construction in the amount of \$ 71,633.95, which includes retainage in the amount of \$3,581.70, for a total payment of \$73,424.80 for the Sheriff's Office General Carpentry & Finish work 2019.
<p>Pay Estimate</p>	<ul style="list-style-type: none"> * Approved (M/Johnston, S/Sizemore. Passed unanimously): Pay estimate No. 5 to Advanced Security & Electrical, Inc. in the amount of \$6,501.75, which includes retainage in the amount of \$325.09, for a total payment of \$6,664.29 for the Security Surveillance System upgrade for Klickitat County Court House and Jail.

<p>Resolution in support of Board discussion concerning I-1639</p>	<p>Unfinished Business:</p> <p>Approved (M/Sizemore, S/Johnston. Passed unanimously): Resolution No. 04319 in the matter of acknowledging the legally authorized power of the Supreme Court of the State of Washington and the Supreme Court of the United State to determine the validity and constitutionality of Initiative 1639.</p> <p>Commissioner Sizemore stated that he appreciated hearing comments from residents in regards to I-1639 and as a County Commissioner would like to make a statement that supports the process, and the individuals who can make a legal decision about the Initiative.</p> <p>Commissioner Johnston stated that he agrees with his seatmate's comments. Commissioner Johnston stated while he voted no on I-1639, he represents all citizens, and believes I-1639 will be decided by the courts.</p> <p>Chairman Sauter stated this has been very difficult and the dilemma has been about the initiative and the process. Chairman Sauter stated having been asked to make a statement about a State law is difficult because County Commissioners do not have the authority to change a State Law.</p> <p>The Board stated the Constitution is written as such that different interpretations will occur and the decision will go to Court before Judges to decide Constitutionality. The Board thanked everyone for participating in local Government and they want to recognize constituents on both sides of the isle and will continue to separate personal opinions from their job and represent each citizen.</p>
<p>Yakama Nation Rock Creek Band Representatives</p>	<p>Miscellaneous Reports:</p> <p>Attendance: Yakama Nation Rock Creek Band Representatives: Bronsco Jim Jr. and Elaine Harvey, and approximately thirteen (13) Yakama Nation Rock Creek Band members.</p> <p>Yakama Nation Rock Creek Band Representative Elaine Harvey presented a power point presentation that included projects and events within Klickitat County and the potential impact they could have on native foods and cultural traditions the Rock Creek Band have maintained.</p> <p>Members of the Rock Creek Band provided details about root gathering, hunting and gatherings held at the Rock Creek Longhouse.</p> <p>Rock Creek Band Leader Bronsco Jim Jr. shared the history of the Rock Creek Band and stated they have chosen to stay where the Rock Creek Band originated and not move to the Yakama reservation, he would like the Rock Creek Band to work together with Klickitat County on projects and would like the small animals and creatures considered.</p> <p>Chairman Sauter left the meeting at 3:13 PM to attend a previously scheduled meeting.</p>

	Board Pending:
Issues as determined by the Board of Commissioners	Commissioner Sizemore reported on discussions the Cattleman's Association has been having with staff of Department of Natural Resource's regarding land leases.
Adjournment (3:36 PM)	Approved (M/Sizemore, S/Johnston. Passed unanimously): There being no further business before the Board, the meeting was adjourned until 6:30 PM for a public hearing to be held at the Pioneer Center located at 501 NE Washington, White Salmon to consider preliminary approval of the Husum Ranch Subdivision. There are no workshops scheduled.
	Call to Order/Roll Call
Regular Meeting Extension: April 9, 2019	Chairman Sauter reconvened the meeting at 6:30 PM to conduct a public hearing. All three (3) Commissioners were present.
	Regular Meeting Extension
Public Hearing: To consider Planning Commission recommendation to grant preliminary approval for the Husum Ranch Subdivision SUB2018-02; Applicants: Husum Ranch LLC	<p>Continued (M/Sizemore, S/Johnston. Passed unanimously): Public Hearing for further review and consideration of the Planning Commission's recommendation to grant preliminary approval for SUB2018-02; Applicant: Husum Ranch LLC. It was noted the public hearing would be closed to further oral comment but written comments would be accepted until 5:00 PM, Friday, April 12, 2019.</p> <p>Attendance: Planning Director Mo-chi Lindblad, Senior Planner Amanda Smeller, Husum Ranch Developers Alisha Nightingale and Tanner Hall, Pioneer Engineering representative Dustin Conroy and approximately one hundred (100) people were present.</p> <p>* Below is a brief synopsis of the testimony offered. An audio record is on file as part of the official record. Note: Several written comments were received and are on file as part of the official record.</p> <p>Chairman Sauter opened the public hearing to consider the Planning Commission recommendation to grant preliminary approval for Subdivision SUB2018-02 and requested a staff review.</p> <p>Senior Planner Amanda Smeller provided an overview of the proposed subdivision, noting that it is a two-phase development consisting of 50 lots from 21.15 acres, phase 1 will contain 29 lots and phase 2 will contain the remaining 21 lots. Each lot will utilize the Fordyce Water System and will utilize a high tech sewer and treatment system connected to a community drain field for sewage disposal. Access will be taken from Fairway Drive and Husum Hills Drive, both existing roadways connecting to State Route 141.</p> <p>Chairman Sauter opened the public hearing to testimony and asked the applicant to present their proposal.</p>

Developer Alisha Nightingale shared her own experience with the housing shortage that exists in the Gorge and the effect it has on economic development. Ms. Nightingale stated that the long plat process holds development to a high standard of review to examine the impact it will have on the environment and community. Ms. Nightingale advised that most of the studies done were not required prior to preliminary approval, noting that this is an investment to make sure this project makes sense beyond just zoning.

Ms. Nightingale addressed concerns which included: road designs, storm water runoff, water availability, sewer/septic systems and maintenance, fire safety, traffic, children's safety, extra parking, wetlands delineation, landscaping, walking paths, cultural surveys, internet quality and speed and quality assurances through covenants, conditions & restrictions.

Ms. Nightingale stated that they want to acknowledge that while this project may not appear to be in everyone's private interests it is in the "Public Interest." Ms. Nightingale noted that they have met state and county codes and subdivision ordinances and they hope that the Board will take the Planning Commission's recommendation for preliminary approval into consideration when making their decision.

Chairman Sauter open the public hearing to take public testimony.

Approximately eighteen (18) people commented on the proposed development and expressed the following concerns:

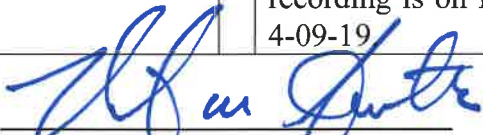
Proposed homes will not be consistent with the current homes in the area; pedestrian and vehicle traffic safety, absentee homeowners; project has progressed too rapidly, wetlands delineation; inexperience of the developers; storm water drainage; access to lots; septic system and maintenance; concerns regarding how rules will be enforced; loss of open spaces and quiet; home size and density more suited to a city; calls for a full environmental impact statement to be completed; lower property values; need for an updated comprehensive plan and rural center zoning that goes back 40 years; county hasn't planned properly; and light pollution.

There were also comments that there should be something in the comprehensive plan that mandates low-income housing be included in developments and that affordable housing be based on median household income of \$50,000, which would put a value on affordable housing of \$130,000 to \$150,000.

Comments in support of and reasons why the proposed development should be approved included the housing crisis in the Gorge; need for affordable housing; the developers have gone above and beyond requirements; if all of requirements are completed the project should be approved; private property rights; and property is zoned for what is proposed.

Chairman Sauter asked if there was anyone else who wished to comment, hearing no response he asked for the Applicant's rebuttal.

	<p>Pioneer Engineering representative Dustin Conroy spoke on behalf of the applicant and addressed density, noting that zoning allow for 160 lots, the project proposes 1/3 of what is possible. Mr. Conroy addressed concerns about light pollution, advising that the development will be incorporating dark sky concepts from the city of Goldendale. Mr. Conroy also addressed septic system and maintenance concerns, traffic safety; both pedestrian and vehicle, child safety and bus stop safety, emergency responders and storm water drainage.</p> <p>Chairman Sauter closed the public hearing to further oral comment and called for Board discussion.</p> <p>Commissioner Sizemore clarified that this is preliminary approval, approval will have to meet all requirements before final approval is granted and that the Planning Commission had recommended approval.</p> <p>Chairman Sauter advised that the public hearing will be continued to April 16, 2019, noting that written comments would remain open until 5:00 PM, Friday, April 12, 2019 and he closed the public hearing and called for a motion to adjourn.</p> <p>Approved (M/Sizemore, S/Johnston. Passed unanimously): There being no further business before the Board the public hearing was adjourned at 8:10 PM.</p>
	<p>* Reference Document on File</p> <p>Please Note: The Board of Commissioners' minutes are action minutes. A digital recording is on file as part of the official record and available on file BOCC-Meeting 4-09-19</p>


Approved: **David M. Sauter**
Chairman of the Board



4-23-19
Date