

MINUTES

GRANT COUNTY BOARD OF COMMISSIONERS

MONDAY, AUGUST 25, 2014

The Grant County Commissioners session began at 8:30 a.m. with all Commissioners in attendance.

8:30 a.m. – 9:00 a.m. Elected Official Roundtable Meeting

9:00 a.m. – 9:20 a.m. J Strickler, ASC Update and Misc. BOCC Action

A motion was made by Commissioner Carter, seconded by Commissioner Stevens, to approve items 1 through 6 on the ASC Agenda as presented. The motion passed unanimously.

1. Possible vouchers for Interfund Communications, insurance, and/or grant administration. **(Approved)**
2. Request for extension to deadline on Strategic Infrastructure Program (SIP) #SIP-2013-07, Port of Royal Slope Water Line Extension to Hiawatha Industrial Park, from October 7, 2014 to February 28, 2015. **(Approved)**
3. **Resolution No. 14-045-CC** to approve Strategic Infrastructure Program (SIP) funding recommendation from the SIP Advisory Committee dated August 6, 2014, to fund SIP #2014-02, Grant County Airport District No. 1 (Desert Aire), *Widening of Desert Aire Airport Runway*, in the form of a \$155,495.00 grant. **(Approved)**
4. Amendment No. 01 to Washington State Department of Social and Health Services (DSHS) Contract No. 1463-15592, Division of Developmental Disabilities, which amends the Program Agreement Budget, Spend Plan. **(Approved)**
5. 2014 Annual Installment for Big Bend Community College ATEC Expansion (from rural sales and use tax funds) in the amount of \$140,000.00. **(Approved)**
6. APS Healthcare Fourth Amendment to Employee Assistance Program Agreement between APS Healthcare Bethesda, Inc. and Grant County. The amendment modifies the term of the agreement to December 31, 2015, and Exhibit B (Scope of Coverage, Rates and Payments), Exhibit C (Optional Services and Fees) and Exhibit E (Business Associate Addendum & Agreement). The amendment becomes effective November 1, 2014. **(Approved)**

10:00 a.m. – 10:15 a.m. Commissioners Office Safety Meeting **(Cancelled)**

10:30 a.m. – 10:45 a.m. Citizen Public Comment Period **(No public in attendance)**

11:00 a.m. – 11:50 a.m. Budget and Finance Update

2:00 p.m. – 2:50 p.m. K Eslinger, Human Resources Update

3:00 p.m. – 3:50 p.m. D Hooper, Planning Department Update

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MISCELLANEOUS ITEMS

As of this date, the Board, by a majority vote, does approve for payment those vouchers certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified by the auditing officer as required by RCW 42.24.090, in the amounts of \$181,277.73, \$674,803.94, and \$755,507.82, as recorded on a listing and made available to the Board.

The Commissioners approved and signed the Grant County Payroll Authorization form for the August 22, 2014 payroll.

The Commissioners approved and signed the Grant Public Works County Payroll Salary Fund for the August 22, 2014 payroll.

TUESDAY, AUGUST 26, 2014

The session was continued at 8:30 a.m. with all the Commissioners in attendance.

8:30 a.m. – 10:30 a.m. Open Record Public Hearing, 2014 Comprehensive Plan Amendments

The Board of County Commissioner will conduct a public hearing in accordance with Chapter 25.12 of the Grant County Unified Development Code to consider proposed amendments to the Grant County Comprehensive Plan submitted in accordance with the criteria listed in the Unified Development Code adopted in October, 2000 and as subsequently amended, and in accordance with State Law RCW 36.70A.

DESCRIPTION OF CURRENT PROPOSAL:

Today's hearing is a non-project proposal to consider the adoption of amendments to the Grant County 2006 GMA Comprehensive Plan and associated re-zones. Proposed amendments considered for adoption include urban growth boundary changes, site-specific land use designation changes, changes to Figure 5-5, Future Land use Map; and rezones. The proposed amendments specifically include proposals submitted by the following applicants.

Tyler Lawrence, Associate Planner, stated they received 5 applications for these 2014 Comprehensive Plan Amendments and Zone Changes. Copies of the materials were sent to over 150 agencies and jurisdictions and groups of interest and all sites were posted with notices of application and the property owners within 300 feet were notified. Also, public notices were published in the Columbia Basin Herald, Grant County Journal, and Quincy Valley Post Register. The applications went through SEPA review and Grant County issued an addendum to the Environmental Impact Statement (EIS) that was prepared for the Comprehensive Plan and issued a Determination of Non Significance (DNS) and adoption of existing environmental documentation. This DNS was issued on June 16, 2014. The proposals are considered non-project actions.

1. File #14-5909 Tyler Reffett – Site-Specific Land Use Re-Designation and Re-Zone. The subject site is comprised of approximately 94 acres ± with a current Comprehensive Plan Land Use Designation of Rural Residential 2 and Agriculture.

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The applicant has submitted a Site Specific Land Use Re-designation application requesting approximately 60 acres be re-designated to Rural Residential 2 along with an application for a rezone from Agriculture to Rural Residential 3. The subject parcel is located in the northeast corner of the intersection of Rd. M NE and Rd. 4 NE, approximately two miles east of SR 17 and just north of the City limits of Moses Lake. The properties are located in a portion of the SW ¼ of S. 8, T. 19N, R. 29E, W.M., Grant County, WA. Parcel #18-0174-00.

Staff recommended approval to the Planning Commission and the Planning Commission forwards their recommendation of approval to the Board of County Commissioners.

A motion was made by Commissioner Stevens, seconded by Commissioner Carter, to close the public comment portion of this hearing. The motion passed unanimously.

A motion was made by Commissioner Carter, seconded by Commissioner Stevens, to approve the Site-Specific Land Use Re-designation as presented recognizing the 9 Findings of Fact. The motion passed unanimously.

A motion was made by Commissioner Stevens, seconded by Commissioner Carter, to approve the zone change as presented recognizing the 10 Findings of Fact. The motion passed unanimously.

2. File #14-5906 City of Quincy – Site-Specific Land Use Re-Designation and amendment to Quincy UGA. The proposal is comprised of four parcels (under separate ownership) totaling approximately 114 acres. The current designation of the parcels is Irrigated. The applicant has submitted a Site Specific Land Use Re-designation application requesting the property be re-designated to Industrial (Urban) as well as include the parcels within the UGA of Quincy. The subject parcels are located immediately northwest of Quincy on Rd. R NW. The site is located in a portion of S. 12, T. 20N, R. 23E and S. 7, T. 20N, R. 24E, W.M., Grant County, WA. Parcel #s 20-0841-001, 20-0841-002, 20-0843-000 (north portion), and 31-2627-000. The Planning Department received 1 agency specific comment from the Washington State Department of Commerce expressing their concerns over the application and converting prime agricultural lands for Urban Development and with the quantity of existing undeveloped urban lands within the UGA in Quincy.

Tim Snead, City of Quincy Administrator, submitted a Wastewater Connection Agreement between Sageland Orchards, LLC and the City of Quincy to provide industrial wastewater services to their piece of property. (Submitted Item A)

Jonathan Smith, Grant County Economic Development Council and Associate Development Organization for the Department of Commerce for Grant County, stated the EDC supports this application.

The Planning Commission forwards their recommendation of approval to the Board of County Commissioners.

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A motion was made by Commissioner Carter, seconded by Commissioner Stevens, to close the public comment portion of this hearing. The motion passed unanimously.

A motion was made by Commissioner Stevens, seconded by Commissioner Carter, to approve the Site-Specific Land Use Re-designation as presented recognizing the 9 Findings of Fact. The motion passed unanimously.

3. File #14-5908 Nick Tommer (LBT Enterprises) – Site-Specific Land Use Re-Designation and Re-Zone. The subject site is comprised of one parcel totaling approximately 160 acres. The current Comprehensive Plan Land Use Designation of the parcels is Dryland. The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to Rural Remote along with an application for a rezone from Agriculture to Rural Remote. The property is located one mile of the intersection of Rd. M NW and Rd. 13 NW. Located in a portion of the W ½ of S. 24, T. 21N, R. 24E, W.M., Grant County, WA. Parcel #15-1217-000.

Staff recommended approval to the Planning Commission and the Planning Commission forwards their recommendation of approval to the Board of County Commissioners.

A motion was made by Commissioner Carter, seconded by Commissioner Stevens, to close the public comment portion of this hearing. The motion passed unanimously.

A motion was made by Commissioner Stevens, seconded by Commissioner Carter, to approve the Site-Specific Land Use Re-designation as presented recognizing the 9 Findings of Fact. The motion passed unanimously.

A motion was made by Commissioner Carter, seconded by Commissioner Stevens, to approve the zone change as presented recognizing the 10 Findings of Fact. The motion passed unanimously.

4. File #14-5907 Nick Tommer (Ephrata Properties) – Commissioner Stevens recused himself from this hearing Site-Specific Land Use Re-Designation and Re-Zone. The proposal is comprised of a parcel totaling approximately 120 acres. The current Comprehensive Plan Land Use Designation of the parcels is Rural Residential 1. The applicant has submitted a Site Specific Land Use Re-designation application requesting the subject property be re-designated to Rural Remote along with an application for a re-zone from Rural Residential 1 to Rural Remote. The subject property is located between SR 28 and Rd. E NW (on West side of SR28) approximately one mile south of the City of Ephrata. Located in the W ½ of S. 5, T. 20N, R. 26E, W.M., Grant County, WA. Parcel #16-0581-002. Staff received public comments with concerns of potential increase in traffic, noise, lower property values, and the possibility of incompatible uses next to their property development.

Staff recommended approval to the Planning Commission and the Planning Commission forwards their recommendation of approval (split vote) to the Board of County Commissioners.

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A motion was made by Commissioner Carter, seconded by Commissioner Swartz, to close the public comment portion of this hearing. The motion passed with 2 Commissioners in attendance.

A motion was made by Commissioner Carter, seconded by Commissioner Swartz, to approve the Site-Specific Land Use Re-designation as presented recognizing the 9 Findings of Fact. The motion passed with 2 Commissioners in attendance.

A motion was made by Commissioner Carter, seconded by Commissioner Swartz, to approve the zone change as presented recognizing the 10 Findings of Fact. The motion passed with 2 Commissioners in attendance.

5. File #14-5905 Live Nation/Martin and Elaine Hanson -Commissioner Carter recused herself from this hearing – Site-Specific Land Use Re-Designation and Re-Zone. The proposal is comprised of multiple parcels totaling approximately 415 acres. The current Comprehensive Plan Designation for the subject parcels is Recreation Development and Irrigated. The site specific re-designation is proposed to change the designation to Master Plan Resort along with a zone change to Master Plan Resort. The properties are located at the intersection of Silica Rd. NW and Rd. 1 NW in a portion of S. 29, 30, 31, T. 19N, R. 23E, W.M., Grant County, WA. The site is most commonly known as the Gorge Amphitheater and campground. Numerous public comments in opposition were received on this project and primarily focused on issues of trespassing, health issues (water and sewer), litter, appropriate medical care, and traffic. These are all “project” issues and would be addressed should a subsequent project application come down the road. 2 agency comments were also received from the Bureau of Reclamation and the Washington State Department of Health. Bureau comments were in regards to agricultural water supply which they currently receive. If the application would move forward, they would no longer be considered agriculture and would need to get their water under a Municipal and Industrial Use contract, but would still be able to get water. The Health Department stated that any subsequent project actions/development would have to be approved by either State or Local Health District depending on the application submitted. The applicant did provide responses to all comments received. The Planning Commission did not make a recommendation at the original July 2 hearing, but continued it to August 2 and then made a recommendation to the BOCC to approve the application as presented with 19 Findings of Fact for the Re-Designation and 2 Conditions of Approval; and 10 Findings of Fact for the Zone Change.

Jack Kling, representing Sunland Estates, stated they are not against Live Nation expanding, but stated their concern over the traffic situation during concert weekends. He submitted pictures of traffic. (Submitted Item B) They have worked with Live Nation and hope that some of the fixes work. They gave the residences “hang “tags” for their car and they would like to have a 3rd concert lane. Commissioner Swartz stated that the Public Works Department is looking into the issue. Commissioner Stevens stated that Live Nation is working on a traffic study also.

Carl Coyle, lives in Kitsap County and Sunland Estates, discussed “concurrency” and how it relates to the Growth Management Act. He states there does not seem to be concurrency at the Gorge Amphitheater. He stated there is inadequate infrastructure.

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Dave Bricklin, representing Live Nation, stated Live Nation had a meeting with all other governmental agencies and asked for their input. They have been in constant communication with them every step of the way. They have been operating on many permits to date and this will consolidate them all to a Master Planned Resort. They plan to upgrade waste water facilities on-site, health and safety facilities on-site, and security. They have installed free water facilities to alleviate dehydration and trips to the local hospital. They have implemented the charge for the campground into the ticket price so this gets cards off the road faster. They recognize the traffic problems and are committed to working on the issues. They have initiated a hotline to address immediate concerns and a newsletter to the local community.

Jonathan Smith, Grant County Economic Development Council, discussed the purpose of the EDC and how they represent the community and the people who live here. Their mission is to work for the continued growth of the Grant County Economy and they have confidence that Live Nation wants to grow in an orderly way and are taking the steps to mitigate their impacts. The GC EDC is in support of this application.

Commissioner Swartz asked Staff about the word "concurrency". Tyler Lawrence stated it refers to the development having the appropriate facilities and infrastructure in place to serve the use that is being proposed. That is something that will be addressed when a project at that location comes in; to make sure the facilities and infrastructure are in place.

Commissioner Stevens asked when Live Nation comes forth with their MPR plan, will this come before the Planning Commission or Hearings Examiner? Tyler stated the type of application that will come in is a Planned Unit Development which would include a Binding Site Plan. This would go before the Hearings Examiner.

Danny Wilde, General Manager for the Gorge Amphitheater and Senior Vice President of Amphitheater Operations for Live Nation, stated they recognize the lack of communication with the neighbors of the Gorge Amphitheater. They have recently had meetings with the neighbors. They have sent out additional cleaning crews and security into the neighborhoods. Live Nation, nationally, is addressing common traffic concerns.

Richard Schrock, Consultant to Live Nation, submitted for the record an Economic and Fiscal Impacts Study for 2009-2013 (Submitted Item C). He discussed the positive impacts the Gorge Amphitheater has had for Grant County over the last 5 years.

Carl Coyle loves Grant County and approves of the application.

Martin Hanson, spoke in favor of the Master Planned Resort.

Staff recommended approval to the Planning Commission and the Planning Commission forwards their recommendation of approval to the Board of County Commissioners.

A motion was made by Commissioner Stevens, seconded by Commissioner Swartz, to close the public comment portion of this hearing. The motion passed with 2 Commissioners in attendance.

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A motion was made by Commissioner Stevens, seconded by Commissioner Swartz, to approve the Site-Specific Land Use Re-designation as presented recognizing the 19 Findings of Fact and 2 Conditions of Approval. The motion passed with 2 Commissioners in attendance.

A motion was made by Commissioner Stevens, seconded by Commissioner Carter, to approve the zone change as presented recognizing the 10 Findings of Fact. The motion passed unanimously.

11:00 a.m. – 11:20 a.m. W Swanson, Juvenile Court and Youth Services Update

12:00 p.m. – 1:00 p.m. Commissioners at PUD Commissioner Lunch (Tequilas Restaurant, Ephrata)

1:30 p.m. – 2:20 p.m. J Tincher, Public Works Update

1. Authorization to Call for Bids: Patton Road and Stratford Road grinding/inlay project (CRP 14-02 and 14-03) with a bid opening date of September 23, 2014 at 1:30 pm. **(Approved)**

2:30 p.m. – 2:50 p.m. D Lee, Prosecuting Attorney's Office Update

Pursuant to RCW 42.30.110(1)(i) Commissioner Swartz called an Executive Session to order at 2:46 p.m. to go until 2:56 p.m. to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation. In attendance were Commissioners Stevens, Carter, Swartz, and Lee Pence, Civil Deputy Attorney. Commissioner Swartz closed the session at 3:09 p.m.

3:00 p.m. – 3:15 p.m. Consent Agenda (Items 1 through 14)

A motion was made by Commissioner Carter, seconded by Commissioner Stevens, to approve items 1 through 14 on the Consent Agenda as presented. The motion passed unanimously.

COMMISSIONERS OFFICE

1. Commissioners Office and Public Defense Vouchers for approval. **(Approved)**
2. Commissioners August 4 and 11, 2014 Minutes for approval. **(Approved)**
3. Special occasion license application for the Boys and Girls Club of the Columbia Basin, 410 W. 3rd Ave., Moses Lake, WA 98837; and Fraternal Order of Eagles/Ladies Auxiliary 2622, 1517 W. Broadway, Moses Lake, WA 98837, from the Washington State Liquor Control Board. **(Approved)**
4. New marijuana license application for Ridgeview Farms (Terry and Diana Cissne) 6726 Road S SE, Warden, WA 98857 (Producer Tier 3 and Processor), from the Washington State Liquor Control Board. **(Approved)**
5. Request from the American Legion Auxiliary and the American Legion, Art Semro Unit and Post 28, to use the Courthouse steps and lawn for their Patriot Day ceremony on September 11, 2014 at 5:15 p.m. **(Approved)**

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6. Letters of re-appointment for the following Tourism Commission members: Bob Adler, Tim Alling, Spencer Grigg, Corinne Isaak, Tia Tracy Majer, Marilyn Meseberg, and Bev Shuford. **(Approved)**

TECHNOLOGY SERVICES

7. *Held from the August 19, 2014 Consent Agenda:* Out of state travel request for Joe Carter to attend Ubiquiti EdgeMax Router and Switch training in Las Vegas, Nevada, October 17-19, 2014. **(Approved)**
8. *Held from the August 19, 2014 Consent Agenda:* Out of state travel request for Carols Garay to attend SANS Advanced Smartphone Forensics 585 Training in Las Vegas, Nevada, October 19-25, 2014. **(Approved)**
9. *Held from the August 19, 2014 Consent Agenda:* Out of state travel request for Brent Myrick to attend Veeam training at VeeamON in Las Vegas, Nevada, October 5-9, 2014. **(Approved)**

GRANT INTEGRATED SERVICES

10. Out of state travel request for Norma Whitney to attend Youth Mental Health First Aid Instructor Certification Training from September 22 – 24, 2014 in Indianapolis, IN. **(Approved)**

FACILITIES AND MAINTENANCE

11. Request approval to give McKinstry a Notice to Proceed on their Investment Grade Audit proposal in the amount of \$38,582.00. This is for the remodeling of the "Community Services Building" (Whitaker Building). **(Approved)**
12. Request approval to give McKinstry a Notice to Proceed on an amendment to their original Investment Grade Audit in the amount not to exceed \$8,978.00. This is for the added architectural costs for the project in the 3rd Floor Annex of the Courthouse. **(Approved)**

EMERGENCY MANAGEMENT

13. Signature Authorization Form, Washington State Military Department, for Homeland Security SHSP FY 12 Contract Amendment A, Contract #E13-149, for Grant County/Emergency Management. **(Approved)**
14. Amendment A to Washington State Military Department Contract No. E13-149 with Grant County/Emergency Management, to change the agreement expiration date from August 31, 2014 to February 28, 2015; and to replace the original Milestone Timeline, Exhibit D, with a new revised Milestone Timeline and Exhibit D. **(Approved)**

MISCELLANEOUS ITEMS

The Chair of the Board was authorized to sign the Health District Voucher listing in the amount of \$17,971.17.

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WEDNESDAY, AUGUST 27, 2014

The session was continued at 9:00 a.m. with all the Commissioners in attendance.

- 9:00 a.m. – 9:20 a.m. B Hill, Public Defense Update
- 10:00 a.m. – 10:20 a.m. G Baker, Technology Services Update
- 10:30 a.m. – 10:50 a.m. T Jones, Sheriff’s Office Update
- 11:00 a.m. – 11:20 a.m. K Allen, Clerk’s Office Update
- 11:30 a.m. – 12:00 p.m. C Swartz, Finance Committee Meeting

THURSDAY, AUGUST 28, 2014

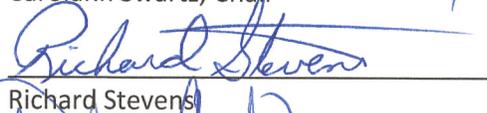
- 8:00 a.m. – 9:30 a.m. ASSESSORS OFFICE STAFF MEETING
- 10:00 a.m. – 1:00 p.m. R Stevens at Columbia River Policy Advisory Group Meeting Hal Holmes Center, Ellensburg)
- 10:30 a.m. – 12:00 p.m. C Carter at Aging and Adult Care State Audit Exit Conference (E Wenatchee Office)
- 6:00 p.m. – 8:00 p.m. R Stevens at GWMA Administrative Board Meeting (Adams County Services Building, Othello)

Signed this 9th day of Sept., 2014.

BOARD OF COUNTY COMMISSIONERS
Grant County, Washington



Carolann Swartz, Chair

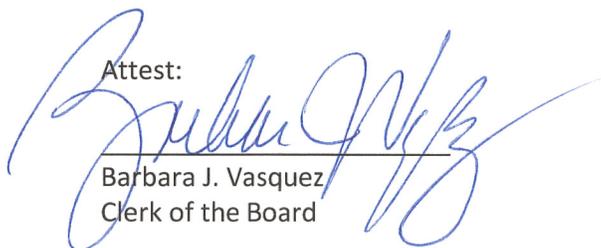


Richard Stevens



Cindy Carter

Attest:



Barbara J. Vasquez
Clerk of the Board