

BOARD OF YAKIMA COUNTY COMMISSIONERS

Weekly Agenda Meeting

Tuesday, October 23, 2018 at 10:00 AM

City Council Chambers, 129 North 2nd Street, Yakima, Washington

- **PRESENT:** Chairman Ron Anderson, Michael D. Leita, J. Rand Elliott, Legal Counsel Don Anderson, Clerk of the Board Rachel Michael.
- **PUBLIC COMMENT:**

Ron Anderson – At this time we'll ask if there is anyone who would like to come forward for public comment, seeing none, oh...

Tony Parse – Is this different than the City?

Mike Leita – Yes, it is different than the City, you can just come forward and talk.

Ron Anderson – Please introduce yourself and where you live.

Tony Parse – My name is Tony Parse, I'm sure as you smile. I know the County is taking down a building, I don't know, the Jail, I think it is? What are you doing with the old equipment?

Ron Anderson – All of the material, all of that, has been the contractor who is taking the building down is dealing with all of those things. We are not involved with that aspect.

Tony Parse – So, a person could acquire through the contractor?

Ron Anderson – Correct.

Mike Leita – Everything in there is salvaged, it is salvageable, and the contractor receives those proceeds, which reduces the cost to the County for the project as a whole. So, it's all being recycled.

Tony Parse – Recycled?

Mike Leita – The steel, anything that is salvageable is being recycled.

Tony Parse – The only reason I'm asking is, there is a little history with the jail and things and I would kind of like to see if I could acquire part of that.

Rand Elliott – I would talk to the contractor.

Tony Parse – Who is the contractor?

Rand Elliott – Help me here, Reclaim Incorporated.

Tony Parse – Okay, that would be nice. So, yeah, that part is good. You guys have a good day on the other side of the State. I appreciate the funds.

Ron Anderson – Thank you, appreciate it. Thank you for coming. Anyone else like to make a comment? Seeing none, we'll move on.


• **CONSENT ITEMS:** Approved as amended.

FUNDING LEVEL: A=No Impact B=Under \$100,000 C=\$100,000- \$500,000 D=Over \$500,000				
DEPARTMENT	ITEM	DESCRIPTION	FUNDING LEVEL	ACTION
Public Services Matt Pietrusiewicz, County Engineer	Reso 342-2018	Temporarily Closing a Portion of Forney Road for the Forney Road Improvement Project:	A	APPROVED
David Haws, Environmental Services Director	Agreement BOCC248-2018	Approving the Professional Services Contract Amendment No.5 with Ramboll US Corporation for the Title V Air Operating Permit Renewal:	B	APPROVED
David Haws, Environmental Services Director	Agreement BOCC249-2018	Agreement with Cliff's Septic Service for Pumping Biosolids from the Yakima County Buena Wastewater Treatment Plant:	B	APPROVED
David Haws, Environmental Services Director	Agreement BOCC250-2018	Agreement with Valley Septic Service for Septic Tank Pumping and Sewer Line Flushing:	B	APPROVED
Lynn Deitrick, Planning Official	Ordinance 3-2018	Amending the Official Zoning Map of Yakima County to Approve Minor Rezoning of One Parcel Totaling 2.55 Acres from Rural 10/5 to Remote/Extremely Limited Development Potential:	A	APPROVED
Commissioners Ron Anderson, Chairman	Voucher/Warrant	Certification of Claims Clearing Warrant No. 747011 through 747828 in the net amount of \$5,023,630.97.:	A	APPROVED
	Minutes	Approve Agenda Minutes of 10/16/18:	A	APPROVED
Corporate Counsel Don Anderson, Chief Civil Deputy Prosecuting Attorney	Reso 343-2018	Claim No. 35-2018 as Filed by Fielding Law Group on Behalf of Jerald Harvill:	A	APPROVED
	Reso 344-2018	Authorizing Department of Corrections Director Ed Campbell to Sign Agreement with Disability Rights of Washington:	C	APPROVED
	Agreement BOCC251-2018	Interlocal Agreement with the City of Union Gap for On-Call Services on Federally Funded Projects:	A	APPROVED
Department of Corrections Ed Campbell, Director	Agreement BOCC255-2018	Interlocal Corrections/Detention Agreement with the City of Sunnyside:	B	APPROVED
	Agreement BOCC256-2018	Interlocal Corrections/Detention Agreement with the City of Zillah:	B	APPROVED
	Agreement BOCC257-2018	Interlocal Corrections/Detention Agreement with the City of Toppenish:	B	APPROVED
Financial Services Craig Warner, Director	Agreement BOCC252-2018	Amendment No.2 with Yakima Valley Conference of Governments Related to Homelessness:	C	TABLED
	Agreement BOCC253-2018	Amendment No.3 with Yakima Valley Conference of Governments Related to Homelessness:	C	TABLED
Purchasing Sue Ownby, Director	Agreement BOCC254-2018	Agreement with Offutt Companies, Inc. dba RDO Integrated Controls for Geologic Orion GPS Systems for Solid Waste:	C	APPROVED
Treasurer Ilene Thomson, Treasurer	Reso 345-2018	Amending Yakima County Investing Officers for 2018:	A	APPROVED

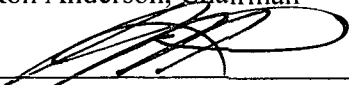
- **REGULAR AGENDA:** Approved as presented.

FUNDING LEVEL: A=No Impact B=Under \$100,000 C= \$100,000- \$500,000 D= Over \$500,000				
DEPARTMENT	ITEM	DESCRIPTION	FUNDING LEVEL	ACTION
Financial Services Craig Warner, Director	Reso 346-2018	Appropriating \$1,900,000 of SIED Grant Funds to the East-West Corridor Project; <i>Matt Pietrusiewicz</i> <i>Presenting:</i>	D	APPROVED


Approved this 30th day of October 2018.



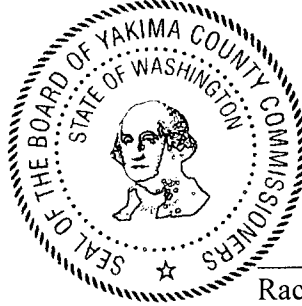
Ron Anderson, Chairman

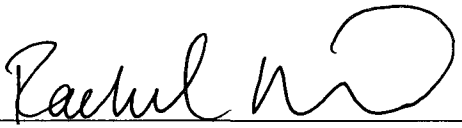


Michael D. Leita, Commissioner



J. Rand Elliott, Commissioner





Rachel Michael, Clerk of the Board

**BOARD OF YAKIMA COUNTY COMMISSIONERS
PUBLIC HEARING**

Date: October 23, 2018
Re: **Monson Rezone of 132 Acres from Remote/Extremely Limited to AG**
Time: 10:30 A.M.
Location: City Council Chambers, 129 North Second St, Yakima, Washington
Present: Chairman Ron Anderson
Commissioner Michael D. Leita
Commissioner J. Rand Elliott
Clerk of the Board Rachel Michael

Record of Proceedings

Phil Hoge, Long Range Project Planner: Good morning Commissioners, I'm Phil Hoge, Project Planner in the Division of Planning in the Department of Public Services. Also, here with me today from the County staff is Joel Freudenthal with the Flood Control Zone District, he may be able to answer any questions or provide additional information. This is a closed record hearing to consider the hearing examiner's recommendation concerning the application known as the Monson Minor Rezone, file number ZON201800002 and SEP201800014. The applicants are four Monson companies, namely, Monson LLC., Monson and Sons, LLC., Monson Cattle Company, Inc., and Monson and Sons Cattle Company, Inc. The application requests a rezone on 132 acres located adjacent to and northeasterly to the city limits of Selah and west of the Yakima River. So, it's in between the City and Yakima River, north of South Rushmore Road. It consists of six parcels. The land is currently zoned remote/extremely limited development protentional and on the screen you can see that it's the pink color. The six parcels are outlined in the heavy dark, black line. So, four parcels next to the river on the east side and then there's two small parcels that are kind of on the southwest corner of the property, subject property So, that's kind of the pinkish color, there that's remote. Their requesting the zoning be changed to agriculture, which is adjacent to the west and to the north and is green. So, they would want to make that 132 acres green, agriculture. The Hearing Examiner held an open record public hearing on September 6th and issued his recommendation in a fifty some page recommendation on September 20th. The summary of his recommendation is stated on page two. He says the Hearing Examiner recommends that the Board of Yakima County Commissioner deny the requested rezone from the remote/extremely limited development potential zoning district to agriculture zoning district as recommended by staff, without ruling out the right to submit applications for contract rezones or conditional uses under the existing zoning without any guarantees as to the outcome of the County's consideration of such applications. As you said, this a closed record hearing, meaning according to County Code, it can only consider the evidentiary record established at the prior open record hearing. The record before the Board today includes all materials received in evidence at any previous stage of review. The audio-visual tapes of the prior hearing and the Hearing Examiner's recommendation itself and argument by parties at the Hearing Examiner's hearing. Oral argument at a closed record hearing is also controlled by County Code. It is limited to the parties of record, which is defined by the County Code as person who testified at the open record hearing, persons who submitted written comments during the comment periods previously, including the environmental review and who submitted written comments at the hearing, and affected agencies and tribes, whether or not they previously submitted comment or not, and the applicant and owner of the property, whether they submitted previously, submitted comments or not. The Board's action following this hearing shall be as follows: it may affirm the Hearing Examiner's recommendation, in which case it would adopt the findings and determinations or recommendation of the Hearing Examiner as the final decision, or it can reverse the Hearing Examiner's recommendation and if the Board renders a decision different that the Hearing Examiner's recommendation, the Board shall adopt amended findings and conclusions. Public notice of this hearing was provided in accordance with County Code, which consisted of first class mailing or electronic mailing to the parties of record. The summary of the Hearing Examiner's decision is, starts on page 33, and he bases his recommendation on the 8 considerations that are prescribed by the County Code. I could summarize those, I mean I can name the criteria and give a bout a one sentence summary, if you'd like, or we could go straight to the testimony.

Ron Anderson – That would be fine.

Phil Hoge – Do the summary?

Ron Anderson – Yes.

Phil Hoge – The eight criteria are number one and these are called considerations in the Code. The first consideration is the testimony at the public hearing. The Hearing Examiner says the testimony, which favored the requested rezone was presented by the Agent for the applicants, or property owners, Tom Durant of PLSA Engineering, who is here today. And, the testimony which opposed the requested rezone was presented by myself, Eric Bartrand with Department of Fish and Wildlife and Joel Freudenthal from the Zone Control District. The second consideration is the suitability of the property in question for uses permitted under the proposed rezone. Suitability. The Hearing Examiner concludes the concern for finding this property suitable for Ag zoning is its location entirely in the FEMA designated floodway or flood fringe, especially the 82 percent of the property that is located in the floodway channel migration zone. As was indicated above in his decision, the County's Water Resources Division, Flood Control Zone District opposes the requested rezone for the following reasons and they list three reasons on page 36. I won't go into the details unless you want me to. He also says on the suitability question the position of the applicants are to the effect that critical areas and shoreline management standards and conditions of Yakima County Code Title 16C and 16D would apply to any proposed uses regardless of their application type and it does not make the parcels suitable for Ag zoning for those regulations do not require effective mitigation for the loss of conveyance of flood waters or ice flows and do not require review after notification to and input from property owners who could be damaged by increased depth in velocity of flood waters and ice flows. The third consideration is the recommendation from interested agencies and departments and the Hearing Examiner says the recommendations expressing an opinion pro or con from interested agencies and departments consisted of the recommendations of the Yakima County Planning Division, Water Resources Division/Flood Control Zone District and the Environmental Division to deny the requested rezone and the similar recommendation of the Washington State Senior Fish and Wildlife Biologist, Department of Fish and Wildlife to deny the request to rezone. The fourth consideration is the extent to which the proposed rezone is in compliance with and/or deviates from the goals and policies adopted in the comprehensive Plans and neighborhood plans and the intent of the zoning ordinance. The Hearing Examiner summarizes that by saying on balance the current remote zoning is more compliant with comprehensive plan mapping criteria, goals and policies than the requested Ag zone and is more compliant with the intent of YCC Title 19 in this regard than would be the requested Ag zoning. The fifth consideration is the adequacy of public facilities such as roads, sewers, waters and other required services. The Hearing Examiner concludes says, concludes that most public services are adequate.

Mike Leita – This is for cattle, right?

Phil Hoge – Pardon?

Mike Leita – This is for cattle, right?

Rand Elliott – Proposed use?

Phil Hoge – They haven't proposed a use – this is just a rezone without a proposed use.

Mike Leita – Well, it's a cattle operation.

Phil Hoge – It is currently, I believe mostly cattle, the two small parcels were previously residential properties, but I'm thinking the balance was cattle. The sixth consideration is the compatibility of the proposed zone change and associated uses with neighboring land uses. The Hearing Examiner concludes on balance, the factors supporting a finding of compatibility of the requested rezone and associated uses with neighboring land uses are outweighed by the hazards and potential damages that certain Type 1 uses in the Ag zone could cause neighboring land uses in the absence of specific regulations that address the loss of conveyance of flood waters and ice flows that could damage nearby properties and in the administrative or public hearing procedures for the consideration of such Type 1 land uses. The seventh consideration is the public need for the proposed change, public need shall mean a valid public purpose for which the comprehensive plan and Title 19 have been adopted and served by the proposed application. The Hearing Examiner concludes that on balance there appears to be a private need or desire for the rezone, but not a public need for the requested rezone.

Mike Leita – What's the private need?

Phil Hoge – Pardon?

Mike Leita – What's the private need?

Phil Hoge – I think for the property owner's benefit. That would be the benefit.

Mike Leita – What's the benefit for the property owner? Was that discovered in the hearing?

Phil Hoge – They could do more...

Mike Leita – Why are they requesting this to be changed to AG?

Phil Hoge – That was pretty thoroughly discussed in the recommendation here, they want to do uses that are more allowed in the Agricultural Zone, easier to allow.

Mike Leita – What are those uses?

Phil Hoge – There's about 35 uses or 36 uses that would be different...

Rand Elliott – Between the two zones.

Phil Hoge – Either harder to approve or easier to approve in the Ag zone.

Mike Leita – Okay, well.

Phil Hoge - It's a long list. Generally, the Hearing Examiner found that the uses that would be allowed in the Ag Zone are less appropriate because of the flooding, to summarize.

Mike Leita – Okay.

Phil Hoge - And, the eighth and final consideration was whether substantial changes in circumstances exist to warrant an amendment to the current zone. The Hearing Examiner concludes that on balance the evidence does not establish a substantial change in circumstances that warrant a rezone of any of the six parcels involved in this request from the remote zone to the Ag Zone. He makes conclusions to that affect in the conclusions sections and makes his recommendation in the final paragraph. I can answer any questions.

Mike Leita – Was this information shared with the Board of Commissioners priors to this closed record hearing. Was it sent?

Phil Hoge – We sent the open record hearing to you in PDF format.

Mike Leita – I don't know that I've seen it, was that in an email?

Phil Hoge – I think it goes through email.

Rand Elliott – I'm guilty as well.

Mike Leita – I need to reserve any further comment until we finish this.

Phil Hoge – The record I sent includes the Hearing Examiner's recommendation and all the exhibits that were part of the Hearing Examiners exhibit list, my staff report.

Mike Leita – All right.

Ron Anderson – At this time is there anyone who has testified at the public hearing wish to make comment. Please come forward and identify yourself.

Tom Durant – Good morning Commissioners, I am the Planning Manager for PLSA Engineering and Surveying, 521 N 20th Avenue, Suite 3, in Yakima. I am here representing various Monson entities that made this application. First of all, I want to speak to some of the questions that Mr. Lloyd posed, so hopefully clarify some of what the intent is. Monson's have both a cattle operation, there is also a fruit packing and storage facility on the adjacent properties, this all part of a very large holdings and they have 368 acres. The intent of the rezone was two-fold. First, so the zoning was consistent with how they were using the property. Probably a more pressing issue is that, the way the County is now regulation zoning boundaries, both under Title 19, what is being done now is that zoning boundaries become very difficult to, you can't merge property across zoning boundaries. This comes into play primarily with the packing plant. What we wanted to eliminate was the problems of if we needed to use some this property, even though these are all permitted uses under both zoning districts, if we wanted to use this property in a way to acquire the plant, say if it expanded across into one of these properties, we had some issues with the zoning change, the property line has to stay where it is, and we have to comply with setbacks and various constructions as well as zoning requirements regarding what you can do on separate parcels of land. I think that is kind of the driving, in fact that was my statement as to what the changed circumstances were with the adoption of Title 19 and the County has become much more strict in not allowing mergers or lot line adjustments across zoning boundaries. So, those were the two primary purposes for making the application. Our argument has been, is and always has been that, under the comprehensive plan agricultural zoning is consistent with the rural remote comprehensive plan designation. That is why this is a minor rezone. Ag is consistent and the critical areas ordinance and the shoreline management act and all the flood plan regulations are applied uniformly across both zoning districts. We don't get any real benefit by changing the zoning the standpoint of we still have to meet the same flood plan regulations, same shoreline regulations and so the argument that this somehow impacts the flood plain, we're weren't agreeing with, in light of the other issues we had, there should be no affect. Now, the Hearing Examiner also mentioned something about conditional use permits and contract zoning, let me get to that. The main purpose was to facilitate continuing to use this property in the fashion it has been used for agricultural and agricultural industry purposes. With respect to, well conditional use permits, I wasn't sure what the Examiner meant by that. Basically, under the existing zone, we can go through class review and basically apply for the same kind of land uses that allowed in Ag under the current zoning. That doesn't really address the concerns we have about the property, the boundaries. In terms of contract zoning, we had stipulated at the hearing, first of all, I still agree, I still believe that the effect on the flood plain isn't as significant as being suggested by staff. We agreed that we would be willing to limit the rezone to two parcels basically of the property and I have the map in front of me, it's the two parcels on the south side of the Ag zoning and front on South Rushmore Road. Near the bottom you can see the black outline, they're about six acres, three plus acres each, the two parcels in the south, if we could limit the rezone to that, that is where the most likely expansion would take place. It also eliminates all of the property that's in the floodway and the channel migration zone, which, I think is reference as being the biggest source of concern about the rezone.

Mike Leita – So, did you make that offer during the public hearing process?

Tom Durant – Yes.

Mike Leita – To the Hearing Examiner?

Tom Durant – I did.

Mike Leita – Is there a response by the Hearing Examiner in his findings to that offer?

Tom Durant – I think the only response is referenced to not wanting to eliminate the possibility of contract rezoning and the recommendation isn't real clear in what he means by that.

Mike Leita – I'm not really looking to get a conclusion here of what we're going to do, or might do, it's just an inquiry, I guess, at this point in time. Also, I need to check if we were compelled to amend the application to consider your proposal to downsize if that necessitates a reapplication or can we do it within the same application process to amend it. I'll defer that to further conversations after this hearing.

Tom Durant – The second thing we did offer at the public hearing because it did kind of come out that one real difference between Ag and rural extremely limited potential is there is potentially a higher residential density that is allowed in Ag. We've made it clear that the Monson's are not residential developers, that's not what they intend to do. We've agreed to eliminate that issue, we'd be willing to enter into some kind of contract or agreement that they would not develop this property for residential purposes. Those were the two offers that were made at the Hearing Examiner level that hopefully addressed some of the concerns staff had raised about changing the zoning in with the flood plain and the other environmental concerns. So, I think that basically covers our position, there is, and I've made an argument that making some use of this property, it is very constrained, it's not a good place to live because of the flooding concerns, that making some use of this property is to the public benefit and that the agricultural use that is being made of it is probably the best use that you can really do in this location. That would be the public benefit. Obviously, it does benefit the applicants as well, but the intent was to try to facilitate what they're doing on the adjacent property and allowing it to be expanded as allowed under both zoning classifications and within the constraints of the environmental regulations onto the adjacent rezone property.

Mike Leita – How long has Monson owned those six parcels in question?

Tom Durant – They bought the two that I've, we're talking about, the two that would be...

Mike Leita - So at different times?

Tom Durant – They bought those recently, within the last year or two. I don't know how long they've owned the other parcels. My sense is that they've owned them for a very long time.

Mike Leita – Thank you.

Tom Durant - Any other questions for me?

Ron Anderson – I don't. Thank you, Tom. Anyone else who has testified at the open public hearing, please come forward and identify yourself.

Eric Bartrand – I'm Eric Bartrand and I represent Washington Department of Fish & Wildlife.

Ron Anderson – You have given testimony at the public hearing?

Eric Bartrand – Yes.

Ron Anderson - Thank you.

Eric Bartrand – I don't agree that Monson, if the rezone went through that, I don't agree that they would need to abide by the same development regulations as they would under the current zoning. Here is why, it's the voluntary stewardship program which applies to critical areas in agriculture and the two tiny, small parcels at the southwest corner of the original proposed rezone, it sounds like maybe those are the only ones that they're interested in now. I'm not entirely sure if that was what Mr. Durant was saying, but in any case, it sounded like they were included in that reduced proposal. But, anyway, those two parcels, tiny as they are, are both of them are about half covered by, in the County mapping by critical areas because I don't know whether its Selah Ditch or Taylor Ditch or what, but there are again, there are critical areas mapped across about half of those. Under the current zoning, there would be setbacks, there would be protection for those hydrologically related critical areas. Under agriculture zoning, it would be under all of sudden voluntary stewardship program, where protection of that, those critical areas would be voluntary. And, one thing the County should be aware of is that there is a baseline for the amount of critical areas in voluntary stewardship program that is set in July of 2011. So, critical areas either greater amount of critical areas or lesser amount of critical areas is going to be monitor, is going to be monitored, probably using remote sensing techniques. And, this going to agriculture and if they eliminated those critical areas and they weren't captured then in that remote sensing, creates a loss. When we get, when we get to a 10% loss in a certain type of critical area, this being a hydrologically related critical area, voluntary stewardship program will actually fail out. I don't know, basically that means all agriculture is thrown back into being regulated under the critical areas ordinance for everybody else. The other part of that too, is that the tax payers of the County are responsible for responsible for

replacement or mitigation of the lost critical areas. That's, the way the voluntary stewardship program is put together, so this could be an incremental deduction from, given that they did eliminate those critical areas, this would be a deduction from some total of critical areas that the County then, if enough of these actions happen, County can be on the hook for replacement.

Mike Leita – Do you know specifically then, with these proposed reductions, if that crosses the threshold that you are eluding to.

Eric Bartrand – No, it will be a cumulative effect.

Mike Leita – What is our cumulative total at this time?

Eric Bartrand – These things are monitored at, on 5-year intervals, so with the Voluntary Stewardship Program has only just begun. I can tell you there are other types like Upland Wildlife Habitat critical areas that have gone to orchards, so we can see erosion of those types of critical areas, we are definitely see reductions in those, so we could fail out on those types of critical areas. This is part of a potentially incremental loss, so if we see these actions continue, they're going to push closer to that 10% fail out mark, and that 10 % fail out mark is supposed to account for possible errors in the techniques, the remote sensing techniques that are used to monitor these things. So, it the techniques themselves have some error, but then you have some actual loss, you're chances of failing out in VSP are a lot greater, so we want to keep that plus or minus 10% or at least that we want to keep that 10% boundary just in case the remote sensing techniques themselves have an amount of error.

Mike Leita – So, who's responsibility is it to inform the County Commissioner sin the respective counties of this State, where those buffers are, what the thresholds that you're talking about is 10%, what is your current status? Who is supposed to supply this Board of County Commissioners the current status of that, the VSP mark?

Eric Bartrand – It will be collaborative between the County and the Conservation Commission.

Mike Leita – Okay, so this started in 2011?

Eric Bartrand – That's the current baseline for voluntary stewardship program. And, but the program is really, it just got funded in last year's legislature.

Mike Leita – But, it started in 2011, and we have a five-year bench mark requirement. Have we met that 5-year benchmark requirement?

Eric Bartrand – It will be five years, but the program only got funded last year, so presumably then, it would either be 5 years from 2017, or 5 years from 2018. I don't know which that is.

Mike Leita – Okay.

Eric Bartrand – I'm sorry, its fairly complicated.

Mike Leita – I'm sure it is.

Eric Bartrand – So, that's my concern, is that these cumulative actions like this, putting things into agriculture zoning could in the long run be an encumbrance on the County.

Ron Anderson – Any questions or comments.

Rand Elliott – Anything else?

Eric Bartrand – No, that's it.

Ron Anderson - Thank you, sir. Anyone else who had testified?

Joel Freudenthal – Yes, Joel Freudenthal with the Water Resources Division. Really the focus of our recommending denial for this proposal was those two lots in the corner. And, I would urge the Board to go out there and actually examine the site to see the adjacent residential development. So, I can understand the desire on the part on Monsons to reconfigure their site unencumbered with the this, but it, the existing development pattern, all the adjacent residential lots are all well, the first floors of all those buildings are well below the hundred-year flood level. There’s been damage along Rushmore Road in the past. We’ve tried, in cooperation with some of the land owners raise some of the buildings down there, at least one of them has been raised down there. So, our concern is for the adjacent properties and the expansion really of the facility, cold air storage, controlled air storage facility and the fill and the reconfiguration of those lots and the effect on the folks, the adjacent folks in the flood plain down there. I think the Hearing Examiner kind of got confused in regard to ice. My comment was its not unusual for ice to build upstream of Rosa Dam and I think three times since I’ve been here, floods that have come down the river have had fairly good chunks of ice that tend to first drop out in this section of the flood plain. So, the more that you loose and the more that you shift that flow pattern towards a residential, it’s not just water, its actually things that could impact houses and dwellings as well.

Ron Anderson – Questions, comments? Thank you, sir.

Ron Anderson – If there’s no further comments, we will close the hearing.

Rand Elliott – Mr. Chairman, I’m guilty of not having seen this before today’s meeting. I propose we take the time to look at that before we make any decisions and perhaps even schedule some study time for this.

Mike Leita – I concur.

Ron Anderson – Any further comment? Hearing none, is that a motion?

Rand Elliott – No, we don’t need to take action, this is just a hearing.

Mike Leita – There is lack of action here, so we will take it under advisement.

Ron Anderson – We will take it under consideration and move forward and revisit this at a later time. Without any further comment, we are adjourned.


Approved this 30th day of October 2018.



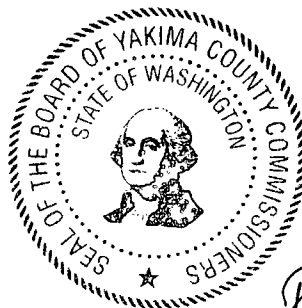
Ron Anderson, Chairman

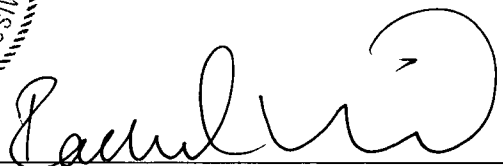


Michael D. Leita, Commissioner



J. Rand Elliott, Commissioner





Rachel Michael, Clerk of the Board