

**CHELAN COUNTY BOARD OF COMMISSIONERS
FEBRUARY 12, 13, 2007 MINUTES**

MONDAY, FEBRUARY 12

9:04:20 A.M. OPENING:

Chairman Goehner opens session with Commissioner Walter and Commissioner Hawkins in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board.

9:04:52 A.M. MINUTES

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried unanimously that the Board approve the February 5, 6, 2007 minutes as corrected.

9:12:06 CONSENT AGENDA:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried unanimously that the Board approve the following items:

- Vouchers as submitted and listed
- Payroll changes:
 - a) Rita Holbrook, Treasurer, Length of Service Increase
 - b) Aaron Hansen, Extension, Change in Fund Number
 - c) David Oliver, Assessor, Length of Service Increase
 - d) Michael Bryant, Transfer from Emergency Mgmt to Sheriff

9:13:02 A.M. BOARD DISCUSSION

- Joint Facility Possible between Chelan County Emergency Management, Chelan County Sheriff, and National Guard at Fifth Street in Wenatchee, Allowing for Further Jail Expansion into Current Sheriff's Department
- PILT Funding
- Jail Open Phone System/Security Concerns
- Housing Authority and Growers' League Farm Worker Housing Projects in Malaga
- Chelan County Visioning Workshop
- Transportation Plan for Chelan Douglas and Okanogan County Approved by Transportation Council
- WVTC Supporting 7000' Runway at Pangborn Field
- Funding Losses for West End of Senator George Sellar Bridge

CHELAN COUNTY FAIRGROUNDS

Mars ha Clute, Fairgrounds Manager

9:47:16 A.M. Re: FAIRGROUNDS ISSUES

- Fair Grounds Position Opening
- Ray Faini Present to Discuss Fairgrounds Issues and Organizational Chart

- Expenditure Issues

ADMINISTRATIVE AGENDA

County Administrator, Cathy Mulhall

10:24:36 A.M. DISCUSSION ITEMS:

1. Benefit Brokers Joe Berg & Kirk Andonian Re: Benefit Update
2. Administrative Update
 - Supplemental Budget Appropriation for Juvenile, Sheriff
 - Indigent Defense Funding (to be discussed Feb 20)

ACTION ITEMS:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve the following action items:

1. **Budget - Transfers**
 - a) Sheriff to Transfer \$205,973 from Misc. to Salaries & Equipment 2007B4-21
2. **Notice of Hearing**
 - a) Amended Supplemental Budget Appropriation
2007H-6a
 - Juvenile \$22,119.00
 - Sheriff \$51,173.00 2007H6-5
3. **Contracts/Agreements**
 - a) Agreement between Chelan County Regional Justice Center and CWH 2007A5-39
4. **Budget – Out of State Travel**
 - a) Deputy Prosecutor Ed Stevensen to Attend Juvenile Justice Seminar in San Diego on
March 4 2007B4-22
5. **Miscellaneous**
 - a) Request for Permission to Fill Vacancy in Juvenile Detention 2007B4-22
 - b) Approval of Position Evaluation Team Result for EM Position 2007B4-22

NATURAL RESOURCES DEPARTMENT

Mike Kaputa, Natural Resources Director

11:14:17 A.M. DISCUSSION ITEMS

1. Grant Agreement with National Fish and Wildlife Foundation for Icicle Creek Riparian Restoration
2. Interlocal Agreement with City of Wenatchee for Tree Salvage
3. Stemilt Hill transfer of land and sales discussion
4. Regional Recovery Plan Comments by WFDW

11:43:40 ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried unanimously that the Board approve the following action items:

1. **Contracts/Agreements**

- a) Grant Agreement with National Fish and Wildlife Foundation for Icicle Creek Riparian Restoration 2007A5-40
- b) Interlocal Agreement with City of Wenatchee for Tree Salvage 2007A5-41

CHELAN COUNTY SHERIFF’S DEPARTMENT

Chief Civil Deputy Mark Horaski

11:44:03 A.M. DISCUSSION ITEMS:

- 1. Discussions of Sheriff, EM and National Guard Joint Use of Building
- 2. Donation of Leave – Grievance Update.

11:49:21 ACTION ITEMS

Moved by Commissioner Hawkins, seconded by Commissioner Walter and unanimously carried to approve the following **(Added)** action item:

1. Budget/Vacation Bank

- a) **(Added)** Reinstatement of 166.25 Hours to be Reinstated to the Employees Vacation Bank as Presented by the Sheriff’s Department 2007B4-23

11:52:50 BOARD DISCUSSION CONTINUES:

- Area Planning for Comp Plan Amendments

12:04 P.M. Recess (Tape left running during voucher approval)

1:30:06 P.M. CITIZEN REQUESTED COMPREHENSIVE PLAN LAND USE AND ZONING MAP AMENDMENT

Commissioner Goehner opens public hearing with all Commissioners present. Commissioner Hawkins discloses that he has had past business dealings with several of the applicants, the Buckingham’s, applicants for 2006-032; the McClellan’s, applicants for 2006-033; as well as Eckanbargers, applicants for 2006-034; and the McPherson’s, applicants for 2006-035. Commissioner Walter also discloses that Mr. Picton’s wife and Commissioner Walter’s wife are cousins, but neither Commissioner feels this would prohibit them from making a fair and impartial decision in the matter. No concerns are voiced by the members of the public.

- A. **1:31:55 P.M. CPA 2006-032 and ZC 2006-032:** Planner Matthew Hansen gives staff report. An application was submitted by Morgan Picton & Associates, agent on behalf of Michael A. Buckingham, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 22.00 acres of land. The proposal is to change the designation from Commercial Agriculture Lands (AC) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 11 Hugo Road, Chelan. The property is also identified by Assessor’s Parcel #s 272302230050, 272303140050, 272302230200, 272302230150. The staff report which was forwarded to the Planning Commission has also been forwarded to the

Commissioners. It is also noted by Planner Hansen that a letter has been added to the Commission packets from the Washington State Department of Transportation with comments from North Central Regional Planning Council regarding applications 2006-32, 2006-33, and 2006-34 because the lands are affected by Limited Access Control which exists on State Highway Routes US 97 and US 97A.

The Planning Commission forwarded a recommendation to deny with a vote of 6-1 with 2 absent. Staff also recommended denial due to their determination that the proposal is not consistent with the GMA, the County Comprehensive Plan and Development Regulations.

Commissioner Goehner questions staff regarding the soil samples and growing conditions and previous designations of prime or unique soils. The current use of the parcels is questioned by Commissioner Walter.

Morgan Picton speaks on the application on behalf of the owner. He shows that the applications of 2006-032, 2006-033 and 2006-034 are all closely related, in the same location, and bordering each other. He requests that the three applicants be allowed to speak on the parcels together. He speaks on the Chelan County Comprehensive Plan and the land use element as it refers to commercial ag which he feels speaks to the application before the Board. He states that in reference to the Growth Management Act, they state that growing long term significance and when orchards may not be viable. Long term commercial significance in this reference data shows growing capacity, productivity, soil composition, and consideration of proximity to population areas and possibility to more intense use of the land, and each of these areas are as important as the other. Soil data is introduced. This property area is considered blow sand by the farmers as well as a hot area. He states however, the real test for soils is how well trees grow in the area.

Mr. Picton shows comparisons with Kittitas County as far as productivity. Accessibility and housing needs are also addressed. Sub area planning is an upcoming work item but the time frame does not allow relief in these cases. Profitability and production are discussed and it is felt that they are tied together but GMA does not designate that issue. More specific information on production per acre, pack out, etc is needed.

Owner, Michael Buckingham speaks on the application. He describes the changes they have implemented to address profitability such as change in variety and irrigation changes in the hot area he farms. They have taken the trees out and put in some alfalfa. Production which did not prove to be economically feasible. He felt his pack outs were at about 60%.

Linda McClellan speaks on the whole area of the three applications as well as the application of 2006-033. Changes in the products grown are noted. 60-70% pack out is the average on their property. Root stock is at 126. The problem is the soil. They cannot keep enough water on the steep and sandy area. 1998-2005 the McClellan's lost \$103,000. Fertilizer costs are very high and 58% of the chemical bill was fertilizer alone one year. When the demand in the market is for perfect fruit they are not able to make it with their fruit. Their fruit sizes are in the smaller grades. Watering is cycled through every six days to keep the trees from stress.

Charles McClellan speaks on the area and the application of 2006-33. He has been a grower for 42 years of 110 acres in three locations. This property is the most labor intensive of the locations. New varieties and cooling systems have been added. The cooling systems did help some. The area is so much blow sand it is a hard place to operate efficiently.

Lorene McClellan speaks on the matter of the McClellan application (2006-033) as well as the area as a whole. Mrs. McClellan emotionally addresses the loss of savings \$868,000 that has been put into this property. She does not want to leave the property to her daughter as orchard land because she feels it would be a burden. She would want to inform any potential buyer of the orchard of the problems as well if they were to sell as orchard. Costs are continuing to rise for fertilizers. She gives records of the retirement account statements. She can offer production records.

Daniel Ekenbarger speaks on the area as a whole as well as application 2006-034. His testimony begins addressing the conflict with agriculture spray and the residential community. Highway 97 passes through his property diagonally corner to corner. He must use a spotter to watch his spray and watch the watering carefully to keep it from the highway. He is getting obtaining bank lines of credit for his production. He believes the designation needs to be removed from the ag lands. Varieties of crops are outlined.

Morgan Picton summarizes the thoughts expressed and states this property was designated commercial ag and these properties are tied closely together. But because of the economy and present market this area is not viable as orchard land based upon the hardships it has placed on the families. He believes the five criteria show that this property fits under the GMA. There is not benefit to the property owners, the County or the industry to keep this property in ag lands.

Commissioner Goehner states this closes public testimony on Comp Plan Amendments and Zone Change 2006-032. The Findings of Fact need to be corrected to read Chelan County Fire District in item 13.

3:09:28 P.M. CPA 2006-032 and ZC 2006-032

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board continue the hearing until further testimony from the two related application actions (2006-033, 2006-034) has taken place.

Mr. Daniel Ekenbarger speaks on CPA 2006-034 and ZC 2006-034. He looks back at the 60's and 70's and this property. Apples were a specialty crop. In the 70's the family built two homes there. In the 80's it was a place of transition and the apples became more of a commodity crop. Hugo Orchards puts roughly \$40,000 into loan fees and interest per year. He feels that is a 21st Century form of share cropping with the bank. This orchard is not designed to grow a commodity with small blocks, slope, tree size and irrigation. Regulations and restrictions are another problem. Getting away from the packing costs has been a necessary option for him. The debt and liability is costing his family and his current business. You are never able to operate off of your own money but rather off of lines of credit. You get into a situation that you hate what you are doing. Legislative issues are discussed.

B. 3:22:32 P.M. CPA2006-033 and ZC2006-033:

Planner Matt Hansen offers the staff report. An application was submitted by Morgan Picton & Associates, agent on behalf of Chuck McClellan, McClellan's Snow Creek Ranch, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 32.03 acres of land. The proposal is to change the designation from Commercial Agriculture Lands (AC) to Rural Residential/Resource 2.5 (RR-2.5). The subject property is located at Hwy 97 & Hugo Road, Chelan. The property is also identified by Assessor's Parcel #s 272303140100, 272303140150, and 272302230100.

The staff report and minutes of the Planning Commission Hearing from January 29 are included in Commission packets. The staff recommendation was for denial. Staff has determined that the proposal is not consistent with the Growth Management Act, the adopted Chelan County Comprehensive Plan and the adopted Chelan County Development Regulations. The Planning Commission forwarded a recommendation for denial with six votes in favor of denial and one opposed to denial with two commissioners absent.

C. 3:25:16 P.M. CPA2006-034 and ZC2006-034:

Planner Cliff Wavra gives staff report. An application was submitted by Morgan Picton & Associates, agent on behalf of Ekenbarger Orchards, Inc., owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 89.28 acres of land. The proposal is to change the designation from Commercial Agriculture Lands (AC) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 536 Hwy 97, Chelan. The property is also identified by Assessor's Parcel #s 272303410000 and 272303430050.

The staff report is included in the packet before the Commissioners which includes information that was submitted at the Planning Commission hearing. Planner Wavra states that staff had areas of concern with the application that it does not meet the criteria for de-designation of commercial ag lands but also that the 2.5 criteria was not met. Staff recommended denial and the Planning Commission voted on the matter to deny with 6-1 votes to deny the application.

Staff explains that they do not use productivity as criteria but rather the soil conditions and Commissioner Goehner adds this would mean that if the soil is there, the crop is there. Productivity is one of the criteria set forth in the WAC. Commissioner Goehner states that there must some bench mark of growing capacity and productivity. Commissioner Hawkins states you have four criteria to determine if the ground is viable for commercial ag but that we only have a measurement guide for one of them and it is not a qualitative measurement is an identification. He cannot imagine these parcels would have originally been designated as commercial ag given the information that we know now. But how do we properly do that under the Growth Management Act. Planner Wavra states that had the orchard been pulled out when the designation of the land was made, it would have had an effect on the designation and it may have been looked at differently.

A. 3:33:22 P.M. CPA 2006-032 and ZC 2006-032 (Buckingham):

Moved by Commissioner Walter, seconded by Commissioner Hawkins, and carried that given the financial records and the productivity, pack out, lower than industry standard, therefore, the Board approves the application with a vote in the affirmative by Commissioner Walter and Commissioner Goehner and a vote to deny by Commissioner Hawkins due to constraints imposed by Growth Management. **Application for Comp Plan Amendment 2006-032 and Zone Change 2006-032 approved.** Resolution document will be presented on Tuesday, February 20, 2007 for signature.

B. 3:45:53 P.M. CPA2006-033 and ZC2006-033 (McClellan):

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried with a vote of 2-1 to approve the application, with a vote in the affirmative by Commissioner Walter and Commissioner Goehner and a vote in the negative by Commissioner Hawkins. **Application for Comp Plan Amendment 2006-033 and Zone Change 2006-033 approved.** Resolution document will be presented on Tuesday, February 20, 2007 for signature.

C. 3:48.22 P.M. CPA2006-034 and ZC2006-034 (Ekenbarger):

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried with a vote of 2-1 to approve the application for Comp Plan Amendment 2006-034 and Zone Change 2006-034 with Commissioner Walter and Commissioner Goehner voting in favor of approval and Commissioner Hawkins in denial of the application. **Application for CPA**

2006-034 and ZC 2006-034 approved. Resolution document will be presented on Tuesday, February 20, 2007 for signature.

D. 3:49:39 P.M. CPA2006-035 and ZC2006-035:

Planner Cliff Wavra gives the staff report. An application was submitted by Morgan Picton & Associates, agent on behalf of Don McPherson, owner for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 38.80 acres of land. The proposal is to change the designation from Commercial Agriculture Lands (AC) to Rural Residential/Resource 2.5 (RR2.5). The subject property is located at 334 Woods Avenue, Manson. The property is also identified by Assessor's Parcel #s 282123613155 and 282126613080. The staff report and exhibits are included in the packet. The staff recommended denial with concerns regarding prime and unique soils involved and due to the size of the parcels involved. The Planning Commission voted in favor of approval with a vote of 7-0. It is noted that the property is located in Chelan County Fire District # 5.

Agent Morgan Picton speaks on behalf of the applicant. Soil maps were presented at the time of the application. Samples were taken in three locations. None of the site tests list good quality soils. There is a portion of the property that is unique, not prime, and not predominant. There is waterfront on Roses Lake. The spray buffer issue covers most of the applicant property. Surrounding property sizes are not 20 acres and many are less than one acre. Income and production information was submitted and shows loss years. A higher and better use of the property is evident due to the waterfront. Due to the financial factor the owner needs relief immediately.

Owner Don McPherson speaks on the application. Profitability is an issue. Cash flow records from 2000-2006 including this year when he lost his crop to hail are presented. He had no income this year and yet he is going to try to raise a crop. He qualified for an emergency loan program but it will still mean about a \$100,000 loss. Excluding the year of the hail loss he has lost about \$126,000 in that period of time. The losses came out of his inheritance and now he is in his retirement savings. The restrictive use of chemicals he has in reference to the body of water is shown. The list of chemicals he has to use shows the set backs he has to use for those chemicals. He has to shut off and not spray the whole row. It is not efficient farming. He also has swamp area in between Roses Lake and Dry Lake. The zoning of the property around Roses Lake is addressed. He has the largest area of waterfront property. The lake is used year around for boating in the summer and ice fishing in the winter. He feels that he has not met the criteria for commercial ag lands. Mr. McPherson informs the Board of his pack out figures.

D. 4:09:00 P.M. CPA 2006-035 CPA 2006-035 (McPherson)

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried unanimously that based upon the findings of fact, conclusions of law, and the

testimony presented the Board approves the application for Comp Plan Amendment 2006-35 and Zone Change 2006-035. **Application approved.** Resolution document will be presented on Tuesday, February 20, 2007 for signature.

E. 4:09:55 P.M. CPA2006-037 and ZC2006-037:

Planner Cliff Wavra offers the staff report. An application was submitted by Larry Calvin, agent on behalf of MJR Development / Verizon, owner, for a Comprehensive Plan Land Use Map and Zoning Map Amendment on approximately 9.9 acres of land. The proposal is to change the designation from Industrial (I) to General Commercial (CG). The subject property is located at 320 Penny Road, Wenatchee. The property is also identified by Assessor's Parcel # 232021440650. Staff recommendation for the application was for approval. The Planning Commission minutes for January 29, 2007 are in the packet for review. Staff believes the proposal is consistent with the Growth Management Act as well as the County Comprehensive Plan and Development Regulations. The Planning Commission voted to recommend approval with a vote of 7 in favor with no votes of opposition with two Commissioners absent.

Larry Calvin, agent, speaks on the matter. Commissioner Hawkins questions whether this application is consistent with the Sunnyslope Area Plan which is affirmed by Planner Hansen.

E. 4:14:42 P.M. Comp Plan Amendment 2006-037 and Zone Change 2006-037 (MJR)

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve application CPA 2006-037 and ZC 2006-037 based upon the findings of fact and the conclusions of law.

4:15:30 P.M. HEARING CLOSED

Public hearing closed by Commissioner Goehner.

4:24:41 P.M. BOARD DISCUSSION CONTINUES:

- Manual Warrants

4:25:35 ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board approve the following (**added**) action times:

1. Budget Request

a) Manual Warrants for Signature

2007B4-24

- Fair Premiums \$979.20
- M & M Productions \$5,000

4:26:18 P.M. RECESS

Board recesses until Tuesday session.

TUESDAY, FEBRUARY 13

8:00 P.M. DEPARTMENT HEAD MEETING

Meeting Room #1 Administration Building

- Legislative Recap
- Vehicle Use Policy
- Campus Security Update
- Financial Reports
- Visioning Process
- Sales Tax Streamlining
- Diversity Workshop

9:01:47 AM OPENING

Chairman Goehner opens session with Commissioner Walter and Commissioner Hawkins in attendance. Also present for session are County Administrator Cathy Mulhall and Clerk of the Board.

FACILITIES MAINTENANCE

Pat DuLac, Director

9:01:43 AM DISCUSSION ITEMS:

- Courthouse Remodel - Timeline for moving Assessor's office is presented. Prosecutor Gary Reisen and Legal Administrative Supervisor Cindy Dietz present to discuss office space needs. Also present are Deputy Auditor Skip Moore and Public Works Director Greg Pezoldt
- Expected Arrival Week of Carpeting for Superior Court this Week
- Fairgrounds Water Update
- CASA Office Space
- Recycling Program Begins
- Courthouse ADA Grant

PUBLIC WORKS DEPARTMENT

Public Works Director Greg Pezoldt

9:27:45 AM DISCUSSION ITEMS:

1. Amendment #1 Cooperative/Collection Agreement WR-50 with the Washington State Parks and Recreation Commission
2. Local Agency Federal Aid Project Prospectus with the Washington State Department of Transportation
3. Local Agency Agreement with the Washington State Department of Transportation

4. Agreement with Coleman Oil Company for the Purchase of Gas and Diesel for 2007 (to be pulled at request of public works director)
5. Agreement for the Acquisition of Right of Way for Lynn S. and Carolyn M. Cockrum
6. Mission Ridge Road Construction to Begin in May
7. Chiwawa Loop Road Update
8. Chumstick Land LLC Cottage Creek Project Update
9. Establishment of Latecomer's Agreements for Public Entities

9:55:07 AM ACTION ITEMS:

Moved by Commissioner Walter, seconded by Commissioner Hawkins and carried unanimously that the Board approve the following action items (**pulling**) item **1(d)** and (**adding**) hearing notice **2(a)**:

1. Agreement for Signature

- a) Amendment #1 Cooperative/Collection Agreement WR-50 between Chelan County and Washington State Parks and Recreation Commission for Snow Removal at the Sno-Parks Located at Antilon Lake and Clear Lake/Lilly Lake 2007A5-42
- b) Local Agency Federal Aid Project Prospectus between Chelan County and Washington State Department of Transportation for the Construction Phase of Manson Boulevard, County Road Project No. 572 (CRP 572) 2007A5-42
- c) Local Agency Agreement Between Chelan County and Washington State Department of Transportation for the Construction Phase of Manson Boulevard, County Road Project No. 572 (CRP 572) 2007A5-42
- d) (**Pulled**) Agreement between Chelan County and Coleman Oil Company for the Purchase of Gas and Diesel for 2007
- e) Agreement for the Acquisition of Right of Way between Chelan County and Lynn S. and Carolyn M. Cockrum for the Manson Boulevard Project, County Road Project No. 572 (CRP 572) 2007A5-42

3. Hearing Notices

- a) (**Added**) Notice of Public Hearing for March 5, 2007 at 2:00 p.m. Request for Annexation of Three Parcels into the Malaga Water District Filed by Kevin Gates 2007H6-6

10:04:31 AM RECESS

COMMUNITY DEVELOPMENT

John Guenther, Director

10:19:33 AM DISCUSSION ITEMS

1. Update on Electronic Permitting
2. Regional Planning Efforts – Draft MOU, CTED Letter. It is **consensus** of Board to allow Director to proceed with the drafting of the MOU and CTED letter.
3. Code Publishing Update
4. Wenatchee Heights Wind Damage/Planning Meeting 02/21, Dryden County/PUD Wastewater Planning Issues 02/28, East Leavenworth Planning Meeting 3/7

11:17:09 AM ACTION ITEMS:

Moved by Commissioner Hawkins, seconded by Commissioner Walter, and carried that the Board approve the following:

1. **Hearing Notice:**

- a) Public Hearing March 6, 2007 for Proposed Adoption of Sunnyslope Sub Area Plan
2007H6-7

11:30:11 AM PUBLIC HEARING – 2007 BUDGET AMENDMENT

Hearing opened by Commissioner Goehner. Document read into record by Chairman Goehner. No one from public present for comment

11:31:06 AM ACTION ITEM:

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried that the Board approve the resolution as follows:

1. **Resolution**

- a) Adoption of **Resolution No. 2007 - 24** Budget Amendment for 2007 to add \$200,479 Tax Allocation for Road District Funds

11:31:42 AM Recess

NOON

2:00:21 PM PUBLIC HEARING – Proposed Fee Changes

Commissioner Goehner opens session. See attendance sheet. Director John Guenther presents staff report. Cost Recovery Study Completed and presented in Dec 2006. Changes are proposed.

2:15:54 PM Public Comment:

2:16:06 PM Deanna Walter of Premium Development speaks on issue. Public has not received a copy of the new revised fees until this hearing. Net affect of increase for permit fee and valuation increased by 50%. She suggests a model from Spokane County would be and is considerably less. She feels there is no justification for the increase. She would like an evaluation process to be implemented. Archiving fees were different on different occasions. Comp plan amendments increase in fees doubling just before the 2007 amendments are due is unreasonable. Deanna Walter gives examples. She requests that this hearing be continued for at least 6 months.

2:27:24 PM Gary Isaacson speaks representing the home building industry. Fees are the largest single component in home prices. In 2005 an increase in fees was approved at 15%. They feel this with the new proposal is excessive. The organization does not feel the needs for improvement and the cost can be done all at once. They agree on the development fee

increase. Archiving fees for current work is appropriate. Expediting fees are not reasonable. They would support a 10% increase in fees if the funds were used to upgrade technology and carry over any unused funds generated by the increase.

2:32:14 PM Commissioner Walter questions the expediting procedures. How do you measure that? Has commercial building expediting been discussed? He wonders if the expediting could be done by outsourcing.

2:35:23 PM Gary Isaacson and Deanna Walters discuss their objections to a file research fee as well as permitting and permit tracking.

2:48:00 PM Ryan Walker with Grette Associates. He approves of the need funding such as electronic permits and the master program and county code updating that needs to be funded. He is concerned about land use related fees. He is not opposed to paying for the services he receives. He does not understand where the numbers are coming from and there is not any evidence to substantiate them. No one knows how long it is taking now to get the permits, and then if you increase the fees how much time will be saved. How do you measure yourself to measure your improvements? Shoreline fees were not even looked at by the survey. Chelan County is now higher than Douglas County and it would increase even more. That is more than a 100% increase. Is service going to increase? The current fees are confusing now and arbitrary. If timelines are not met by the County there is no penalty. But if the applicant does not make the deadline they lose their fees. The timelines are in Title 14 and the applicant should be able to get their fees returned if they are not met. He would suggest this be delay or postponed and do more study and tracking on this.

3:04:47 PM Commissioner Hawkins summarized what he has heard. General level of support for increasing the fees in Chelan County if they can be verified by performance standards and fees should be returned if they are not met. As a group they do not know where the numbers come from. Buy in by the public has not been achieved in regard to these figures. The proposed amount is not consistent with the other entities. Looking at a lower increase level was also suggested with performance evaluations and other increases to follow down the line.

3:07:08 PM Cost recovery study is discussed. Ryan Walker shows some highlighted comments on the summary of the survey stating more study needs to be done. Commissioner Goehner felt that the community feed back was to be used for the decision. Gary Isaacson feels this was more of a marketing study. He felt it was more public relations than fact finding.

3:13:02 PM Commissioner Walter wants to continue the positive direction that we have been going in but do it in a manner that makes sense. He feels that the fees need to cover the cost. Commissioner Walter agrees with Gary Isaacson that it is difficult for the community to increase the fee after just having the 15% increase recently. He wants the fees to reflect the cost of doing the service.

3:20:23 PM Director John Guenther says that they all know they need to do a cost recovery study analysis.

3:21:40 PM Commissioner Hawkins also feels that we need to continue the hearing until mid March. He feels the bench mark needs to be changed from 20% to 10%. We have not justified the numbers and achieved public understanding. He suggests we set fee structures to meet the performance targets for refunds if we do not meet those goals. Commissioner Walter states there are parts of the process that we do not have control over and he is not willing to give those refunds yet, but possibly later. Commissioner Walter states the refund discussions are new and would like to hold off on refund measures. Waiting for the hearing to be continued until March is too long. He agrees with the 10% on the building fees with a possible increase later. He would like to see the community look at the planning side of the fees and come back and share ideas. Commissioner Goehner says that two weeks is a better target to obtain the information.

3:34:38 PM HEARING CONTINUED

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried unanimously that the Board continue this hearing until Monday, Feb. 26 at 1:30 p.m.

3:37:39 PM ADJOURN

Moved by Commissioner Hawkins, seconded by Commissioner Walter and carried that the Board adjourn until Tuesday, February 20. Board adjourned.

Filed Correspondence:

- Petition for Review of Land Use Decision by Turtle Rock Landowners 2007C8-31
- Notice to Gary Riesen regarding Replacement of Stolen Property by Robert Stewart
2007C8-32
- Letter from Grahame and Barbara Watson regarding CUP 2006-019 2007C-8a
- Dennis Berdan Letter to Governor regarding Sternilt Basin Landswap 2007C8-32
- Charter Letter regarding Franchise Agreement 2007F8-2
- Taplett Final Order and Decision Growth Mgmt Board 2007C8-32
-

Vouchers Approved for Payment 2007B4-25

Current Expense	\$144,626.56
All Other Funds	<u>358,676.44</u>
Total All Funds	\$503,303.00

BOARD OF CHELAN COUNTY COMMISSIONERS
KEITH W. GOEHNER, CHAIRMAN

JANET K. MERZ, Clerk of the Board

