

Minutes of
Community Development Services
Study Session

April 7, 2003

Those Present: Bruce Coe, Perry Huston and Max Golladay

Also Present: John Winbauer, Mike Stevenson, Steve Rosbach, Mark
Charlton, Jim Schnebly, Kevin Eslinger, David Taylor, Allison
Kimball and Catherine Dunn

Stevenson Log Homes and Engineering

David Taylor recapped the history of the discussion over the engineering policy that led to the request from Mike Stevenson to be allowed to permit two log homes he had in process before the policy was introduced. The additional cost of the required engineering by a Washington State Engineer would cause his profit margin to disappear.

John Winbauer, representing Stevenson, said that the engineering itself was not the issue at this point but the requirement that the engineer be a Washington State licensed engineer.

Taylor said that WAC 57-11-0004 stated that if an engineer is required then the engineer needs to be licensed in Washington State. He went on to say that plans examiners have stated that not all log homes need to be engineered but that some of the log homes needed to be. **Taylor** asked for direction from the Board on this subject.

Max Golladay asked if there was an industry standard for log homes.

Perry Huston said that there was no requirement to require engineering and that led to no clear policy on the County's part.

Bruce Coe said that the difference between package log homes and a guy who wants to make his own is great.

Huston said that if the discussion is on one specific operator, he would be more comfortable with a more in depth discussion.

Taylor recommended that the Board suspend the policy until the discussion could take place. The Board agreed to suspend the policy requiring engineering of log homes.

APPROVED
1/6/04

Coe added that discussion should take place at that time regarding the inspection of log homes.

Mike Stevenson volunteered to help with the discussion as he had done over 100 log homes in Kittitas County and had worked with building inspectors in other jurisdictions. He remarked that the current building inspectors are learning and ask many good questions. He said that he would like to help with the process.

Winbauer said that suspending the policy now will answer his questions. He said that the time issue was the reason he was retained by Stevenson.

Golladay remarked that when there is that much discretion there is more deviation. A resolution may be needed for this.

Watershed Planning

David Taylor presented the white paper on the Watershed Plan to the Board and those in attendance. He started with the question, would this plan have the force of law.

Perry Huston said that this white paper reads like the counties *shall* convene for voting. He asked shouldn't this be *may* convene. **Taylor** replied that the law says *shall* which puts a different spin on the way the Board would approach it. He said that he had presented the two different assumptions for the Board. The first assumption would be a lesser impact but assumption #2 ties back to the obligations stated in RCW 90.82.130. This would include development regulations tied to Habitat Strategy and developing policies on exempt well installation. This RCW defines obligation to include a change in existing policy that would have a great impact on the County. **Taylor** went on to say that there will be a legal argument that anything done on private land will be a development which will lead to development regulations which need Comprehensive Plan consistency and the Planning Commission would have to meet on any development regulations.

Bruce Coe said that all the Planning Commission could do is recommend adoption of the plan to the Board or recommend conditions to put on the adoption.

Taylor said his fear is that if the County doesn't adopt the plan and the Department of Ecology decides it looks good, would they require the County to follow the plan.

Taylor said that this plan was troubling to him as an implementer and as a landowner.

Coe said that if the plan is advisory it will be used as the hold over anyone that needs funding or regulation.

Jim Schnebly said that most of the funding is imaginary now. It all comes down to the Bonneville Power Administration.

Huston said another wild card was the BPA would require a sub basin plan for funding. That would impact the farmers more than the County.

Jim Schnebly said that there were still some idealists on the SERF Board who will fund positive, worthy projects. On the one hand those in Kittias County are saying that there are not any fish bearing streams so as to keep regulation away and the other hand saying that there is to get funding for fish screens and other projects regulations require.

Mark Charlton asked how long it would be until adoption. He was told it could take some time.

Coe asked how the Yakima Farm Bureau reacted to this plan. **Charlton** replied that he didn't know how they felt.

Coe said that this is a Federal irrigation system bail out with State and Local monies. This is the only way **Coe** could think of this requirement.

Schnebly said that this would show that the County is trying to do some planning on habitat.

Coe said that in his opinion, the Yakima Basin from Roza Dam up to the head is in good shape but the problem is from Parker down.

Charlton said that if the Board found things in the plan that aren't right to let the irrigators know.

Steve Rosbach added that there were private landowners on the Habitat committee but they were having trouble getting all the information to the other landowners.

Further discussion included proposed legislation and it's impact on watershed planning.

Golladay said that Benton and Yakima Counties were holding a joint study session on April 16 in Prosser. He said that the County to watch was Yakima County because the Yakama Nation is there. He said he thought that Benton County would adopt 2-1.

Office Assistant Position

David Taylor explained that the department had terminated the work-study intern, Adrian Valliere. He said that the reasons were attendance and performance related. **Taylor** asked if the Board wanted to refill with a work-study person now or wait until June and they he would ask for an actual intern at that time. The Board agreed with the wait until June.

Memo from Jan Sharar

David Taylor said that the Board had by now received the memo from Jan Sharar, CDS re: the enforced work time on Saturday (first Saturday of the month opening of CDS for 4 hours approved by the Board). The Board agreed that this was a management right to require overtime.