

1 **YAKIMA COUNTY PLANNING COMMISSION**

2 **Regular Meeting and Public Hearing Minutes**

3 Wednesday, June 12, 2019, 5:30 PM

4 **First Street Conference Room**

5 **223 N. First Street, Yakima, WA**

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8 **I. Call to Order:** Doug Mayo (Chair) called the meeting to order at 5:32 pm.

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10 **A. Roll Call:** A quorum was present.

- 11 1. Commissioners Present: Doug Mayo, Doug Miller, Jerry Mellen, Jerry Craig,
12 and Joe Walsh.
- 13 2. Commissioners Absent: Mike Shuttleworth and Ashley Garza. (Both had
14 provided prior advance notice to the Planning Commission Coordinator of
15 their anticipated absences.)
- 16 3. Yakima County Planning Staff Present: Tommy Carroll, Noelle Madera, Phil
17 Hoge, Bridget Pechtel, and Jerry Brady.

18 **B. Approval of Minutes:** Doug Miller moved to approve the April 10, 2019 meeting
19 minutes and Jerry Craig seconded the motion. The motion was approved.

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21 **II. Old Business:** None.

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23 **III. New Business:**

24 **A. LRN2019-00011/SEP2019-00012: Harrah Urban Growth Area - Emergency**
25 **Amendment**

- 26 a. Study Session: Noelle presented the Town of Harrah's proposal to expand
27 their Urban Growth Area (UGA), and the proposed major rezone from
28 Agriculture (AG) zoning district to the Single-Family Residential (R-1) zoning
29 district for the construction of a new school. There was discussion regarding
30 the criteria for AG de-designation, and the construction of a new school.
- 31 b. Hearing for the proposed UGA expansion and major rezone occurred at
32 6:00 pm, and concluded at 6:26 pm. The hearing transcript is as follows:

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34 **Open Record Public Hearing – Town of Harrah UGA Expansion Request**

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36 **Doug Mayo:** Good evening folks. We are here to have a public hearing on the Harrah
37 Urban Growth Emergency Amendment.

38 **Noelle Madera:** I'm going to just give a little . . .

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40 **Doug Mayo:** . . . give it back to Noelle.

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42 **Noelle Madera:** Yep. Yep.

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Staff Presentations

Noelle Madera, Senior Planner

LRN2019-00011/SEP2019-00012 – Town of Harrah – Emergency Urban Growth Area (UGA) Expansion Request.

Noelle Madera: Noelle Madera, Yakima County Planning. I'll just do a brief repeat overview. The Town of Harrah had approached Yakima County Planning . . . (interruption) . . . The Town of Harrah approached Yakima County Planning about adding a parcel into their urban growth area to site a school in coordination with the Mt. Adams School District. One of the parcels that they want to put the school on is already in the UGA and is zoned R-1 and the parcel that they want to add to the UGA is zoned Agriculture and it's in the AG Resource Land Use designation. And so the proposal is to put it into the Urban Residential land use designation and zone it R-1.

The staff report that was provided to the Planning Commission outlined our review of the criteria to consider the land use designation change and the concurrent rezone. As I mentioned at the study session, the only issue that we had was that the Ag de-designation criteria would indicate that we should not de-designate it based on the requirement that you have to have eight (8) out of the ten (10) criteria met to de-designate it. But Yakima County is recommending that we approve the UGA Amendment in spite of that because of the overall public good that the siting of the school would provide.

We're also recommending it because the change in circumstance from the last UGA update which would be the Mt. Adams School District approaching the town with the funding for the new school. And then the third reason is that the school can be sited on the Ag zoned property regardless, and that if it was sited, it would change the Ag de-designation criteria in favor of the UGA Amendment anyway. And so, Yakima County Planning would recommend approval of the UGA expansion.

I can keep it brief so that you can have time if you want; unless you wanted me to go into detail on any of the reports.

Doug Mayo: Well, it's a public hearing so the public gets to talk.

Noelle Madera: You can open it up to public comment, yeah.

Bill Hordan: So, does that mean we're open?

Thank you, Mr. Chairman, Planning Commission members, County staff. My name's Bill Hordan, my address is 410 North 2nd Street, Yakima, 98901. First, I'd like to really start off by thanking Noelle. This has been a lot of work. Lately we started with the Board of County Commissioners and originally just requesting an emergency UGA amendment and she's worked really hard on that and put a staff report together. So, I wanted to thank you very much.

88 I'm here today with Curt Guaglianone, who's the Superintendent of the Mt. Adams School
89 District; Gary Wetch of Wetch Loofburrow Architects; and Barbara Harrer, the mayor for
90 the Town of Harrah. This request is an emergency plan amendment to Harrah's UGA to
91 add approximately twenty (20) acres of land to the existing UGA. The purpose of the
92 request is for a new K-8 school site. I believe you're aware of the age of the existing school
93 in Harrah with the original school being built in 1937, and then they added on to it in 1954,
94 1959, 1977, and 1986. In addition to the twenty (20) acre site, we would be adding that to
95 the existing fifteen (15) acre parcel for a total of thirty-five (35) acres for the entire school
96 site. And this would be adequate size to accommodate the new school which is now a K-
97 8 instead of a K-6 and all the necessary accessory uses such as parking lots and play
98 fields. So, we're here tonight just to encourage you to recommend approval of this UGA
99 amendment to the Board of County Commissioners. And with that, I would like to turn it
100 over to the superintendent.

101
102 **Curt Guaglianone:** Good evening. My name is Curt Guaglianone, Superintendent of the
103 Mt. Adams School District. Mr. Chairman, Planning Commission, and Noelle, I agree,
104 thank you very much, and Phil, for your help . . . for helping us get to this point. We are
105 very excited about the potential, the possibility, of replacing our eighty-three (83) year old
106 school building. It's in dire need of replacement. I've had an . . . this has been a three-year
107 journey . . . this is my third year as superintendent and it's been three years of me trying
108 to first of all to identify some land that we could build on, and there's . . . our goal was to
109 build adjacent to the town of Harrah so we would have access to water and sewer. That's
110 our goal so we didn't have to put in any new facilities. Then, identifying land owners that
111 own land adjacent to Harrah has taken a little bit of time. It was easy to find them, but then
112 finding the right parcel that the Board was happy with and finding someone who would be
113 willing to sell it . . . that was a two-year journey, and finally Lon Inaba agreed to sell us the
114 seventy (70) acres that's adjacent to the town, thirty-five (35) of which we'd like to build
115 on.

116
117 The challenge that we've faced, and the last many superintendents that have been there
118 and who have wanted to build a new school is through the state funding, which is the
119 School Construction Assistance Program, called SCAP. Through state funding we have
120 enough money, because of our land and the number of tax payers, the number of tax
121 payers in our district, we have enough money to build half a school. So, we have available
122 to us once every twenty-five (25) years, to build a new school, about twelve (12) million
123 dollars. That's all. A new elementary school will cost anywhere from twenty-four (24) to
124 thirty-five (35) to forty (40) million dollars depending on what it is that you're trying to build.
125 And so, we have half the money. Well, in my conversations with Senator Honeyford, he
126 was able to go to the legislature and acquire special funding for small, rural school
127 construction which brought to the Mt. Adams School District, in the first year of the funding,
128 fourteen point two (14.2) million dollars in addition to the twelve (12) million we have. The
129 first part of the conversation is, "You can have this in lieu of the twelve (12) million.", and
130 I said, "That's not going to help because then we're back to just half a school." And through
131 conversations with legislators and me presenting to the Ways and Means Committee,
132 asking the Ways and Means Committee if they wanted their grandchildren going to school

133 in a bus barn, because that's where all of our 6th graders go to school is in the bus barn,
134 they were more than willing to give us that additional fourteen (14) million dollars. That's
135 in this current biennium that ends in twenty (20) days. So, the change in circumstances is
136 that we've had this money for two years to spend, and I assured the Senator that we were
137 ready to go when the money was issued two years ago. Well, because of not having the
138 land secured and not being able to buy the land that we really wanted to buy from the tribe
139 in the first place, we've had a few bumps along the road. Well, I've been able to get them
140 to re-appropriate the money for another biennium, but, again, if we're not ready to send
141 that out by the next time that the rezoning takes place, we won't have the additional half
142 of the money to build the school. So, that's why we need to pass it this year, this round;
143 and so that's why we're asking very, very sincerely for your approval on this, so we can
144 move forward with the money that we've been able to secure from the state government.
145

146 And another . . . your comment about building on the existing piece of land . . . the existing
147 parcel is twelve (12) acres, and since we're adding the 7th and 8th grade students, that's
148 another two hundred (200) students . . . one hundred fifty (150) or so students, and all
149 the facilities required for athletics that you need in middle school that we don't need in
150 Kindergarten through sixth grades, and so we need the additional land and thirty-five (35)
151 acres is just enough for us to be able to provide for that.
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153 And then the last thing is that we are also looking for other grant funding. We've worked
154 very closely to . . . with . . . who's the . . . CDBG grant, but we're working with Nancy's firm
155 . . . Gray & Osborne . . . to write a CDBG grant which we've sent in. We met the deadline
156 on June 5th; we hope to be funded for another seven hundred and fifty thousand (750,000)
157 dollars. I'm also seeking other money from the state legislature and the federal
158 government to be able to provide additional facilities so that we can complete the project
159 all in one phase. We've been recently awarded, again as this biennium closes out, an
160 additional two hundred thirty-four thousand (234,000) dollars for one of our athletic fields
161 through Bruce Chandler's Office and the state government, the state legislature. So, the
162 money's there, and the change in circumstance, from my perspective, is that it won't be
163 there for long if we don't move on it now, and so I'm just asking and seeking your support
164 on this project. Do you have any questions?
165

166 **Joe Walsh:** So, just for clarification, the existing school will remain in operation while this
167 is going forward?
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169 **Curt Guaglianone:** Correct; while this is built, it will remain in operation. And then once
170 this new building is built, the children will be moved over there. We'll open school in the
171 fall of 2021 with Kindergarten through 7th grade, so students don't have to go . . . and then
172 the next year it will be Kindergarten through 8th grade, so it will be a 2-year transition in,
173 and then we will not have any middle school students in White Swan any longer.
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175 **Doug Mayo:** Ok, so your 7th and 8th grade go to White Swan now?
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177 **Curt Guaglianone:** 7th and 8th go to White Swan, yeah.

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Doug Mayo: So, will all the 7th and 8th from the White Swan area come to Harrah then?

Curt Guaglianone: Our district is the 2nd largest in land mass in the State of Washington and all of our students . . . we only have one 7th and 8th grade, and that's on the White Swan Campus. Gary, What were you going to say?

(Gary Wetch): It's also a requirement for the state funding that the existing building be demolished.

Curt Guaglianone: Yes, thank you.

Noelle Madera: Can you state your name, sorry. We have a . . .

Gary Wetch: Gary Wetch, Loofburrow Wetch Architects, 201 West Yakima Avenue, 98902. Just to add . . . not only is the site not large enough to accommodate what we're doing, but also just to try to build the size of school and facilities on the existing campus would be problematic . . . but also one of the requirements of this funding is that we will take down the existing school. And structurally, it's well past its time.

Doug Mayo: Are the water rights . . . how do you . . . is somebody working on making sure you can serve water to the new area?

Gary Wetch: Again, Gary Wetch, Loofburrow Wetch Architects; We are at . . .again, why we wanted to be in the UGA, we are . . .the existing school is on city water and sewer. We are actually going to be able to extend that as part of the UGA to the new site. Capacity-wise, they have just done upgrades in the town of Harrah and we have the engineers of record, which is HLA out of Yakima, has provided a letter that we could provide to you to support which shows we have adequate capacity as far as water and sewer.

Doug Mayo: Do you have to amend your place of use slightly? Just a paper, bureaucratic process.

Gary Wetch: Yes, and the other reason . . . yes, we do, and another reason we wanted to go with R-1 instead of Public Urban, just for the record, too, is because if we are planning to be annexed in by the town of Harrah, we do not have a Public Urban category right now, so it's an easier transition if we are adopted as R-1, they annex us in, there used to be an R-1 for schools, so that's just an easier transition.

Curt Guaglianone: Other questions?

Barbara Harrer: I'm Barbara Harrer, mayor of the town. In an answer to your question about the water . . . the current well, the capacity is 460,000 gallons a day, and we're just using about 50,000 gallons. So, our engineers felt that with the addition would be another 3,000 a day, or 3,500 a day. But as you can see, 35 more, when you're looking at 460

223 capacity from the well and 50,000 gallons used now and you're going to add another
224 3,500, there's plenty of water there.

225
226 **Doug Mayo:** I agree, that wasn't quite my question though. There's a proper process you
227 have to go through with the Department of Health or the Department of Ecology, whatever,
228 to be able to use the water on that property.

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230 **Barbara Harrer:** No . . . we haven't had any . . . I'm sure not.

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232 **Doug Mayo:** I might be wrong. I think the County kind of got into a fix on that with the jail
233 property a while back.

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235 **Curt Guaglianone:** We'll check on that as part of the process. We're doing everything . .
236 . we're working with the tribe . . .

237
238 **Doug Mayo:** I just want to make . . . I just don't want that to keep those 7th graders from
239 having to shower after P.E.

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241 **Curt Guaglianone:** We wouldn't want that either.

242
243 **Barbara Harrer:** Well the Department of Health is aware because we're . . (undiscernible)
244 . . the local one, we in fact have a letter from the local Department of Health in supporting
245 this project, and then we've been working with the State Department of Health and they're
246 aware that we're doing this.

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248 **Curt Guaglianone:** Thank you. Any other questions?

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250 **Jerry Mellon:** Yes. Is there any plan to develop residential on the remaining R-1 property?
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252 **Curt Guaglianone:** It will be up to the Board to decide what we're going to do with that
253 property and they haven't . . . we haven't crossed that bridge yet.

254
255 **Doug Mayo** You're only bringing that thirty-five (35) . . . only thirty-five's . . . you bought
256 seventy (70) right?

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258 **Curt Guaglianone:** We bought seventy (70), but the other thirty-five (35) will remain in
259 agriculture.

260
261 **Doug Mayo:** It remains in ag, and you'll lease it or whatever.

262
263 **Curt Guaglianone:** We'll lease that back to the seller, I think.

264
265 **Jerry Mellon:** But there will be additional R-1 land available over and above what your
266 school will take?
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268 **Curt Guaglianone:** Not from this end . . . not from this . . .
269
270 **Doug Mayo:** By the time they do the playfields . . . the ball fields . . .
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272 **Curt Guaglianone:** It will be all school. Other questions? Thank you again for hearing
273 our situation and we hope we have your support.
274
275 **Doug Mayo:** Would you like to ask questions? Jerry.
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277 **Jerry Mellon:** Is there any opposition . . . imposed to this?
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279 **Doug Mayo:** The guy in the back kind of said yes . . . no.
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281 **Gary Wetch:** Good question.
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283 **Noelle Madera:** So, we've gone out for a SEPA notice and we didn't receive any
284 comments. And it's out for the second notice and I think that we did a preliminary DNS if I
285 recall correctly, because we didn't really receive very many comments. Now, this is just
286 the SEPA for the rezone; the school's going to be managing the SEPA, correct? They're
287 going to manage the SEPA for the actual school project.
288
289 **Doug Mayo:** Should the SEPA be in this package?
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291 **Noelle Madera:** No, because it's not done. Typically, we don't have it done at this stage,
292 so . . . But it has to be completed before it goes to the Board. Before they make a final
293 decision, it has to be finalized.
294
295 **Joe Walsh:** So, you don't anticipate any issues with the railroad crossing?
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297 **Noelle Madera:** So . . .
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299 **Joe Walsh:** . . . access in and access . . .
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301 **Noelle Madera:** There has been a lot of conversation . . . I don't know if someone wants
302 to come up to the podium to discuss that, but as part of . . . I haven't been a part of all of
303 those conversations, but I know that Tommy has had some conversations, so I just kind
304 of know the hearsay, but that also isn't going to be covered in this SEPA necessarily. And
305 so, the one comment we did get from Roads is that the SEPA for the school would have
306 to include some of these other things. But for the rezone, nothing; but I do know there's
307 been a lot of conversations about that.
308
309 **Gary Wetch:** Again, Gary Wetch, Loofburrow Wetch Architects. We are actually having
310 our first, initial UTC meeting with all the players involved for our railroad crossings
311 tomorrow at 1:00. We will be applying for two (2) public crossings. One of our deals is . . .
312 to the UTC, is saying that we are actually . . . there are probably four (4) private crossings

313 there right now. What we are going to do is say that we are basically eliminating the private
314 crossings, and we're combining them into two (2) public crossings. We're requesting two
315 (2) public crossings for two (2) reasons: One, we want to have the one mainly for the public
316 ingress/egress – parents, teachers, staff; the other crossing is just in case something ever
317 happens at this one crossing. . . bottleneck . . . that we have emergency vehicle access
318 only and buses only. So, we have a good separation of buses, emergency vehicles from
319 any of the public. So, we only use those crossings, the second crossing, for bus traffic and
320 emergency vehicles only. The railroad, which of course for me, just as a side, is always a
321 concern . . . safety and security for our little ones is always the highest, paramount priority
322 for our firm, as well as for the town of Harrah and the school district itself. So we want to
323 do whatever is required to make that as safe as possible, and we'll meet with UTC and do
324 whatever we need to. I was probably less concerned when I found out that the railroad
325 which is almost a historical track, if you will, was owned by Burlington Northern, was found
326 no longer desired by Burlington Northern, turned over to the State; the state said, "We
327 don't want it", gave it to Yakima County. Yakima County is now leasing it. There is two
328 runs per week that utilize that rail and the lease is up at the end of this year and if it's not
329 extended, it will probably, again, be back to Yakima County; maybe a trolley line; I know
330 the Tribe has interest in it not going away and can take ownership of it for their historical
331 attributes. So, I'm probably less concerned with the rail as I would have been if it was a
332 large crossing like here, but again safety and security is our utmost, paramount issue
333 there. And we've even talked about, if we need to . . . I believe there's sufficient right of
334 way, and we'll work with city engineers, Yakima County, town of Harrah if we're adopted,
335 to see if we can even have a right turn only . . . I guess you wouldn't call that . . . what do
336 you call it when you . . . deceleration lane. So, we can actually bring our buses in at a
337 deceleration, stop appropriately . . . I guess it's legal to be parallel, open the doors, listen
338 for rail traffic, and then make a crossing when determined safe. So, we're taking all
339 precautions, and starting that meeting . . . actually as of tomorrow. Thank you.

340
341 **Jerry Craig:** I want to make the point not so much that there's opposition to the site, but
342 it should be noted, there was opposition to a new school there. It was voted down by the
343 people . . . two (2) years ago? A year ago. So, there's not . . . you know money changes
344 everything, and it's different when you can support a school and it's not going to cost you
345 any money versus supporting a school that is going to cost you money. So, I don't know
346 if you call that opposition, or if you just call it . . . you know . . . the opportunity with the
347 funding to do it without getting the tax payers dollars. But . . . call it what you might. Yes,
348 sir?

349
350 **Curt Guaglianone:** If I may . . . when we went out for the bond in April of 2018, we missed
351 sixty (60) percent by ten (10) votes . . .

352
353 **Jerry Craig:** Yeah, it was very close.

354
355 **Curt Guaglianone:** It was very, very close, and so it's not necessarily opposition; the
356 majority of the people are in favor of the school. But of those who voted, we did not have
357 enough votes to get the super majority.

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Doug Mayo: Anything else?

Barbara Harrer: I would like to begin about opposition. We had a public hearing, a month ago, I guess, on the Community Development Block Grant that the town is applying for. This would . . . if we get the block grant, it will bring the infrastructure in, bring the water/sewer in, and also be for the posts, the field goal . . . for the . . . sometimes the words, the right words, don't come out, I'm sorry. But, in fact, I think Gary Wetch was surprised, we had fifteen (15) people at that public hearing and it had been advertised, and we advertised it in town, there wasn't anyone that spoke against it.

Doug Miller: Question . . . all the money combined from the grants . . . is there enough funds there to project building the school with all the improvements as it's been presented? I know that's a big open ended question because I know costs change.

Gary Wetch: This is as tight as I've ever had in thirty (30) years. I mean, obviously the . . . you know . . . we're replacing a 68,000 square foot facility and the desire by the District and the community is to have a 102,000 square foot facility. Dollars is square footage. I've been telling the school district, you know, through, and the Board members through the design process that, "I'm on board; you're my boss; but I have to protect you and protect myself" so we are designing a lot of alternates. So, all the fields are going to be alternate bids, so if I need to get some money out of this thing, those can always come later; the school first. You can never build square footage, especially with their assessed value, again, so this your one shot. I also told them I am going to do two (2) classrooms per wing, I have four (4) wings, so as deductive alternates, as necessary. And then, just like as others have seen in our escalated bid climate and pricing these days, you know, you may have to beg, plead and borrow some additional funds if funds are allowable. We are trying to do everything and be transparent, but this is probably one of the tightest budgets. We are also looking at prototypical design. The school district actually toured two (2) facilities our firm did not do, and two (2) facilities that our firm did . . . have done previously, and they selected one we've done that's all the way in Hermiston, Oregon so no one will know it is a prototypical design. We're going to advertise that to all of our following subcontractors, that follow us regularly, and even the general contractor, "you've done this before guys, you know how to do it, so let's sharpen your pencils" and try to go after it that way, and again, as far as school architectures go we will be about forty (40) to sixty (60) dollars per square foot less than all the other boys, so we're hoping for that same kind of outcome if possible. But there's never enough money; and this thing's going to be tight.

Doug Miller: That's why I asked. Thank you.

Barbara Harrer: I guess, if I can, I'd like to speak a little bit to the safety. Years ago the main school is on Harrah Road and years ago it was really not a problem. But there's a lot more traffic in Harrah now and it's right on the school, on Harrah Road, and cars . . . the way people drive today, I've been concerned that there's going to be an accident there, right on the road. And it's not so they can drive in, well they did fix one drive and that helps,

403 but they have to let the children out and if they drive, the school buses don't go clear up
404 Harrah Road, well some of them do, but if the parents are bringing the children, they have
405 to just let them out there on Harrah Road and they have to go in the gate and it's a difficult
406 situation. And then I don't know if you realize that the school has mentioned the garage
407 where there's classrooms, but there are also ten (10) portables there, ten (10) classrooms
408 in five (5) portables, and those portables have been there about ten (10) years I think . . .
409 oh, at least twenty (20) . . . ok, times goes fast . . .

410
411 **Curt Guaglianone:** And they were used when we bought them . . .

412
413 **Barbara Harrer:** One of our council people, her husband substitute teaches there, a
414 retired teacher, and he's . . . two (2) years ago when we had the . . . well, three (3) years
415 ago . . . the big snow, he was teaching and when it started to thaw and he said the water
416 was running down the walls inside the building. And then I was also told that some of those
417 floors you're not sure you might fall through.

418
419 **Curt Guaglianone:** Right; and there's no water or bathrooms, so the students have to go
420 through the parking lot to get to bathrooms.

421
422 **Barbara Harrer:** So, they don't know, the teachers are concerned when the students
423 leave the classroom because they have to just walk out there across the parking lot to get
424 to the main school for the bathrooms. And that's not a good situation.

425
426 **Doug Mayo:** Anymore discussion? Questions? I'll entertain a motion . . .

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428 **Noelle Madera:** Close the hearing first.

429
430 **Doug Mayo:** Okay; I officially close the hearing at 6:26. Deliberations . . . amongst us.

431
432 **Joe Walsh:** I think it's pretty obvious there is an apparent need, a significant need, in the
433 community. I make a motion that we approve the proposal submitted with all the
434 information from the County and I think there's adequate justification.

435
436 **Doug Miller:** I second.

437
438 **Doug Mayo:** It's been moved and seconded that we approve the recommendation from
439 the County planners to accept the request of the Town of Harrah and the Mt. Adams
440 School District to change some land use classifications to allow a school to have water
441 and sewer. All in favor say "Aye" . . . Opposed? Five to zero.

442
443 **Noelle Madera:** So, in front of you is a findings document. It's a short one, and so if you
444 guys could look it over. The blue text is kind of what I have up here which is the reasoning.
445 I left it blue on your guys' to show . . . this is just my reasonings and so if you guys, if the
446 discussion went differently, we could change it. I had a great idea that I could change it on

447 the fly and you could sign it, but, funny story is, our laptops are so old apparently I can't
448 even use Word on it now.

449
450 **Phil Hoge:** So "reader only" now.

451
452 **Noelle Madera:** So, it's really . . . I can just look at it and I see a spelling mistake right
453 there and it's driving me crazy, but . . . If there's any changes I will write it down and change
454 it, and then if you guys could sign it tonight, it would just help us keep on the tight timeline
455 that they talked about. So . . .

456
457 **Doug Miller:** Is there any funding for laptops for long range planning available in that
458 grant?

459
460 **Noelle Madera:** I would like to consider this as using the tax payers dollars wisely. But
461 now we need to spend tax dollars.

462
463 **Doug Mayo:** I thought I heard that the architect was going to pro bono the project.

464
465 **Joe Walsh:** Doug, can I ask a question? This doesn't affect our vote at all, but, assume .
466 . . well, we have passed it at this level, does that give you adequate time to get it through
467 the system . . . (inaudible) . . . days?

468
469 **Curt Guaglianone:** Yes.

470
471 **Doug Mayo:** We have to take it to the Board of Commissioners, which . . . what, next
472 Tuesday or whatever?

473
474 **Noelle Madera:** Well, our goal is to get it on at the 16th because that's . . . for hearing;
475 because that is when the appeal period . . . I have it worked out on my working computer
476 at the office. I'm pretty sure if we have it on, a hearing on the 16th, the appeal period for
477 the SEPA, if it goes and we send the final out the day that I have outlined, the appeal
478 period will end Monday, and then we'll have the hearing on Tuesday the 16th, and then the
479 reso, or ordinance, would be signed on the week after the 23rd. Which would start the sixty
480 (60) day appeal period, what, a few days after that. So, our time line is very, very tight, for
481 appeal periods and stuff. It does take a while, so . . .

482
483 **Doug Mayo:** Do you need the first two pages? You've got signature pages going around.

484
485 **Noelle Madera:** I have a signature page . . .

486 **Phil Hoge:** Do you want to make any changes to the blue?

487 **Doug Mayo:** We already signed.

488 **Noelle Madera:** Yes, if anybody has any . . . oh, okay, perfect. Thank you.

489 **Doug Mayo:** You were talking and we were signing.

526
527
528
529

Signed: Debra May
Planning Commission, Chair

8/14/19