



BOARD OF YAKIMA COUNTY COMMISSIONERS

Weekly Agenda Meeting

Tuesday, August 1, 2023, at 10:00 am

BOCC Basement Conference Room, Room 33B, 128 N 2nd Street, Yakima, WA 98901 or Zoom
IN PERSON OR VIRTUAL

8/1/2023 - Minutes

1. CALL TO ORDER

Meeting Called to Order at 10:00 a.m.

PRESENT: Chair LaDon Linde, Commissioner Amanda McKinney, Commissioner Kyle Curtis, Legal Counsel Don Anderson, Clerk of the Board Julie Lawrence, Deputy Clerk of the Board Erin Franklin, and guests.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

No Public Comment Received.

4. PRESENTATION

A. Retirement Certificate Presentation - Joel Freudenthal

David Haws presented a retirement certificate to Joel Freudenthal in recognition of his 22 years of service to Yakima County in Flood Control and Water Resources, highlighting some of the many important projects Joel has been involved with during that time. Joel himself noted how much has changed over those 22 years, and how much more involved in the process local government is now compared to when he started. He shared that he has greatly enjoyed how local government affords the ability to simply sit down or call and talk with people about the various issues that arise. The Commissioners also thanked Joel for his years of service to Yakima County, his expertise in and strategic approach to water issues, the legacy of impactful projects and innovative solutions he leaves behind, and the important partnerships he's built with other entities along the way.

5. CONSENT ITEMS

Commissioner Curtis MOTION: To Approve Consent Agenda

Commissioner McKinney SECOND

Approved Unanimously.

Commissioner Curtis gave a reminder that all BOCC meetings are open to the public and can be attended both in-person or virtually. All meetings are recorded, and the meeting links and recordings can be found on the BOCC webpage.

6. COMMISSIONER

A. 7.3.23 Work Session Minutes

B. 7.7.23 Work Session Minutes

C. 7.10.23 Work Session Minutes

D. 7.24.23 Work Session Minutes

E. 7.25.23 Regular Agenda Minutes

7. CORPORATE COUNSEL

A. Resolution 186-2023

Approving Settlement of Claim No. 32-2023 Filed by Nichole Richter.

Fiscal Impact: \$256.26

8. COUNTY ROADS

A. Agreement 182-2023

Covenant of Use to Acquire Right-of-Way at the Intersection of Nob Hill Blvd. and Fair Avenue.

Fiscal Impact: \$0

9. FACILITIES SERVICES

A. Resolution 188-2023

Authorizing Advertisement for Bids for Construction Work Associated with the State Fair Park RV Rehabilitation Project PW20200-R.

Fiscal Impact: Cost for Advertisement

10. HUMAN RESOURCES

A. Resolution 189-2023

Revising Policy HR-002, Compensatory Time Policy.

Fiscal Impact: \$0

11. HUMAN SERVICES

A. Agreement 183-2023

Agreement with Triumph Treatment Services to Operate a Family Emergency Shelter.

Fiscal Impact: \$46,845

B. Agreement 184-2023

Agreement with YWCA Yakima to Operate a Domestic Violence Shelter.

Fiscal Impact: \$70,000

C. Agreement 185-2023

Agreement with Catholic Charities Diocese of Yakima to Operate a Youth and Young Adult Housing Program.

Fiscal Impact: \$97,146

D. Agreement 186-2023

Agreement with Yakima Neighborhood Health Services to Operate a 24-Hour Low Barrier Temporary Medical Respite Shelter.

Fiscal Impact: \$34,838

E. Agreement 187-2023

Agreement with Yakima Neighborhood Health Services to Administer a Rental Assistance and Rapid Rehousing Project.

Fiscal Impact: \$150,000

F. Agreement 188-2023

Agreement with Yakima Neighborhood Health Services to Administer a Permanent Support Housing Project.

Fiscal Impact: \$204,768

G. Agreement 189-2023

Agreement with Yakima Neighborhood Health Services to Administer an Outreach Project.

Fiscal Impact: \$32,370

H. Agreement 190-2023

Agreement with Yakima Neighborhood Health Services to Fund Extreme Winter Weather Shelter.

Fiscal Impact: \$25,813

I. Agreement 191-2023

Agreement with Yakima Neighborhood Health Services to Administer a Housing and Essential Needs Project.

Fiscal Impact: \$500,000

J. Agreement 192-2023

Agreement with Yakima Neighborhood Health Services to Administer a Coordinated Entry Services Project.

Fiscal Impact: \$35,650

K. Agreement 193-2023

Agreement with Yakima Neighborhood Health Services to Fund a Permanent Supportive housing Capital Project.

Fiscal Impact: \$80,138

12. REGULAR AGENDA

A. Agreement 194-2023

Agreement with Pacific Civil & Infrastructure for the Buena Wastewater Treatment Facilities Filter Bed Improvements Project.

Fiscal Impact: \$4,483,620.00

Environmental Services Director David Haws explained that this facility and system were constructed in 1993 to replace the individual septic systems that were failing at the time. Some portions are no longer functioning adequately, and the County has used various cleaning techniques and other methods to address this over the years, but a long-term solution and greater capacity are ultimately required. This improvement project was born out of an engineering analysis the County conducted several years ago, is a high priority for Public Services: Utilities, and has strong support from the community. The project will be funded by a combination of grants and loans, largely through the Department of Ecology, but including ARPA funds allocated by the BOCC.

The Commissioners expressed their excitement that this project is moving forward, noting that infrastructure and water projects were some of their top ARPA priorities, and that the homeowners involved would not have been able to cover these costs on their own. In response to Commissioner Curtis' question, David clarified that the project would take about 18 months to complete.

Commissioner Curtis MOTION: To Approve Agreement 194-2023

Commissioner McKinney SECOND

Motion Passes Unanimously.

B. Agreement 195-2023

Interlocal Joint Use Agreement with Yakima Valley Conference of Governments for the Use of Yakima County Sheriff's Office Building for the Purpose of a Yakima Valley Regional Crime Lab.

Fiscal Impact: Rent Payment by YVCOG to Yakima County for \$13.00 per Square Foot of Use of a Portion of YCSO's Precinct 3, with 585 Square Feet Designated for Use, for an Annual Rent Total of Approximately \$7,605.00.

In response to Commissioner Linde's question, Sheriff Udell updated the Board on the status of the deputy who had recently been shot while responding to a domestic violence call. The deputy is stable, and the suspect was arrested without incident shortly thereafter. Commissioner Linde asked the Sheriff to please extend the Commissioners' best wishes, thoughts, and prayers to the injured deputy.

As for the ILA with YVCOG for the local crime lab, Sheriff Udell explained that this arrangement was always intended to be temporary because the crime lab will already be maxing out the available space. The ILA was created to define the uses of the space to preserve the sanctity of the evidence section, and to preserve the crime lab's independence from any one agency. Paying rent for the space further communicates the crime lab's independence from the County. This mid-valley location is very centralized for all agencies' convenience, and ideally, a long-term location will be found nearby. Sheriff Udell highlighted the crime lab's upcoming ribbon-cutting ceremony on August 3rd. Commissioner Linde thanked the Sheriff for his presentation, noting that a local crime lab will be a great benefit to local law enforcement agencies by shortening wait times to process evidence.

Commissioner Curtis MOTION: To Approve Agreement 194-2023

Commissioner McKinney SECOND

Motion Passes Unanimously.

13. PUBLIC HEARINGS

A. Public Hearing To Consider The Edits To YCC 19.18.420 Short Term Rental (LRN23-002/SEP23-009).

Presenting: Olivia Story, Long Range Planning

Olivia Story explained that the proposed updates to this section of County Code primarily deal with level of review. Short-term rentals are currently classified as Type 2 with a \$1,925 fee; this level of review allows for public comment, and may be referred to Hearing Examiner. Staff has concluded that Type 2 is unnecessarily high, and has recommended a Type 1 level of review instead, with a fee of \$485, and no opportunity for public comment. However, the Planning Commission's recommendation is that areas zoned R1 and R2 remain at a Type 2 due to the impact on neighbors.

Public Comment: Jordan Mitchell (online) from Airbnb expressed the company's thanks for Yakima County's careful and deliberate consideration in this matter, as well as the County's commitment to effective regulation and oversight. He noted that the changes being considered would make the short-term rental business simpler and more accessible, thus benefitting both residents and the local economy.

Commissioner Comment: In response to Commissioner Curtis' question, Commissioner McKinney confirmed that R1 and R2 zones are relatively limited within unincorporated Yakima County. She added that any public comment in opposition to short-term rentals would likely revolve around parking and/or noise concerns, which would already be addressed in the Code and therefore would be enforceable by the County. She also noted that neighbors tend to be more spread out in unincorporated areas, further mitigating the problem. Thus, she prefers staff's recommendation of switching to Type 1 for all zoning areas. Commissioner Curtis concurred. In response to Commissioner Linde's question, Long Range Planning Manager Noelle Madera clarified that today's hearing was based on the Planning Commission's recommendation, but the Board could make changes as desired.

Commissioner McKinney MOTION: To Move This Item to a Future Agenda for Discussion

Commissioner Curtis SECOND

Motion Passes Unanimously.

B. Public Hearing To Consider The Edits To YCC 19.18.020 Accessory Dwelling Units (LRN20-009/SEP22-037).

Presenting: Olivia Story, Long Range Planning

Olivia Story explained that the proposed updates to this section of County Code are intended to streamline, improve, and allow more housing options for the public. She proceeded detail the edits being considered, including: water & sewer connection requirements, possible subdivision of ADU, unit size/square foot limitations, owner occupying requirements, attached and detached definitions, visually secondary requirements, level of review, and parking standards. Olivia also followed up on the Board's two questions from a previous Work Session: what is the purpose of the 100-foot distance requirement, and what building codes are required for conversion of a shed into an ADU? She summarized that the Planning Commission is in favor of staff's recommended changes.

Public Comment:

Marcie Evans (online) stated that as a registered nurse, she can attest that increasing the maximum square footage allows people to more easily care for aging family members in their homes.

Legal Counsel Don Anderson (online) referenced House Bill 1337, which will take effect in 2025. Olivia responded that the Planning Department is aware, and many of the County's proposed changes are mentioned in that bill. She stated that Planning Official Tommy Carroll had advised to move the process forward in case the bill didn't pass, and that the County could make further updates as needed, although nothing appears to run counter to the bill that passed. Commissioner McKinney concurred.

Perry McCormick (in person) followed up on his public comment at a previous Agenda, when he was informed that this public hearing was being scheduled. He had started the process of getting approval for an ADU last spring, and had been told by staff that updates were going to be made to County Code. He shared that Commissioner McKinney had also taken the time to explain the rationale behind the regulations to him. In answer to his question about how soon the changes could take effect, Noelle Madera explained that there is a 60-day appeal period after the ordinance is signed, although the Board could still choose to continue with the changes regardless.

Melvin Woolem (in person) shared his experience trying to put in an ADU, struggling with the requirement to run a new sewer line instead of using the existing septic system, although he was eventually able to get approval from the Health Department to utilize the aforementioned septic system. He stated that he hopes the Board will get rid of the sewer requirement as part of these updates, due to the high cost to homeowners.

Commissioner Comment:

Commissioner McKinney thanked Olivia, Noelle, and the rest of the Planning staff for their hard work on these updates over the last couple years, and expressed her excitement over these easy, common sense changes. She contended that the updates will serve to help with the shortage in affordable housing, without increased

government spending. She also noted that she is in favor of removing the 100-foot distance requirement; Commissioner Curtis concurred.

Commissioner Linde made sure to confirm that the sewer requirement mentioned during Public Comment would also be addressed by these updates. He also thanked Planning staff for their hard work, and stated that while the Commissioners are committed to County rules and regulations, they would still prefer them to be streamlined and user-friendly for the public. He noted that the Board had reviewed and updated the County's building code, as well, but unfortunately also had to adopt green codes from the State that add an average of \$30,000 to the cost of a new home in Yakima County, thereby continuing to make housing less affordable.

Commissioner Curtis MOTION: To Move This Item to a Future Agenda for Discussion

Commissioner McKinney SECOND

Motion Passes Unanimously.

14. NEW BUSINESS

No New Business.

15. ADJOURN

Commissioner Curtis MOTION: To Adjourn

Commissioner McKinney SECOND

Motion Passes to Adjourn. Meeting Adjourned at 11:00 a.m.

All regular agenda meetings are recorded and will be available to view on the BOCC website at <https://www.yakimacounty.us/AgendaCenter/Board-of-Commissioners-2>.

APPROVED DATE

DATE/Minutes

AUG 08 2023



BOARD OF YAKIMA COUNTY COMMISSIONERS

LaDon Linde

LaDon Linde, Chair

Amanda McKinney

Amanda McKinney, Commissioner

Kyle Curtis

Kyle Curtis, Commissioner

*Constituting the Board of County Commissioners
for Yakima County, Washington*