

COMMISSIONERS' PROCEEDINGS

**Adams County Courthouse
Ritzville, Washington
Regular Meeting**

August 19, 2025 – 9:00 a.m.
(Tuesday)

Call to Order

Chairman Garza called the meeting to order.

Present:

Chairman Miguel A. Garza
Vice-Chairman Jay R. Weise
Commissioner Dan C. Blankenship

Pledge of Allegiance

Chairman Garza led the Pledge of Allegiance.

Public Comment

Public comment was received from:

<u>Speaker</u>	<u>Topic</u>
Gary Blaylock, Lind	Proposed Salary Ordinance
Cheryl Aby, Lind	Proposed Salary Ordinance
Glenn Aby, Lind	Proposed Salary Ordinance
Eleanor Brodahl, Othello	Proposed Salary Ordinance
Dick Eichler, Lind	Proposed Salary Ordinance
Bill Hartz, Ritzville	Fuel Taxes

Board Updates

Commissioner Garza's reported activities included participating in a Quadco zoom meeting Thursday morning, Aging and Adult Care meeting in Wenatchee later in the afternoon; canvassing; and perusing vouchers.

Commissioner Blankenship provided an update on Broadband activity.

Commissioner Weise's reported activities included finalizing the computer policy; working on position/hiring policy to work out the inconsistencies; collaborated with the sheriff on a cost allocation plan; reviewing sales tax

revenue; reviewing budgets; and preparing for upcoming negotiations.

Approval/Addition of Agenda

Commissioner Blankenship moved, Weise seconded, to *approve the agenda as presented*. **Motion carried.**

Consent Agenda

Commissioner Weise moved, Blankenship seconded, to *approve the consent agenda as presented*. **Motion carried.**

Minutes

Approve Preliminary Minutes of August 5 and 6, 2025

Vouchers

Approve Vouchers audited and certified by the Adams County Auditor as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090 and recorded on a listing, which was made available to the Board. These vouchers were listed as follows:

<u>Fund</u>	<u>Amount</u>
001	\$ 69,033.97
001H	\$ 1,425.64
103	\$ 2,857.59
103A	\$ 168.35
104	\$ 8,800.76
112	\$ 1,564.92
114	\$ 799.23
119	\$ 3,078.78
123	\$ 548.82
131	\$ 3,612.15
323A	\$ 2,875.00
502	\$ 7,046.83
108	\$ 2,329.16
115	\$326,316.79
401	\$ 36,502.86
501	\$ 7,300.47
590	\$ 65,389.93
TOTAL	\$539,651.25

Correspondence – None

Board Discussion/Decision Items

Human Resources

Human Resource Manager Campbell reviewed certain aspects of the salary policy that is being modified. Additionally, Campbell reported she has been training with the payroll department on the new Tyler system.

Public Works

Director O'Brien provided the weekly update on road maintenance, noting potato harvest has started; wheat harvest is winding down. Additional updates were provided on solid waste activity; and, Broadband, reporting on hookups between Lind and Ritzville.

Engineer Yaeger provided updates on the Schoonover Road project, noting he has reviewed the project schedule. Costs are being prepared for the Rodeo Lake project. Additional updates were provided on the Sackman Road bridge project and the Gottlieb-Hille bridge project.

Herman Road Safety Project – CRP-203

Commissioner Weise moved, Blankenship seconded, to *authorize the Chairman sign Local Agency Agreement, Supplement, #1, between Washington State Department of Transportation and Adams County; and Updated Local Agency Federal Aid Project Prospectus, between Washington State Department of Transportation and Adams County, for the Herman Road Safety Project (CRP-203).* **Motion carried.**

WSU Interagency Agreement

Commissioner Blankenship moved, Weise seconded, to *authorize the Chairman sign Interagency Agreement between Washington State University Extension and Adams County; and, Memorandum of Agreement, Appendix A, between Washington State University Extension and Adams County, authorizing funding in the amount of \$199,345 to provide an extension program, for the period January 1, 2025 through December 31, 2025.* **Motion carried.**

Elected Official Salaries

No action was taken pending additional consideration.

Other Business – None

Permanent Minutes Signed

July 22 and 23, 2025

Executive Session

At 11:35 a.m. Chairman Garza announced the Board would recess into Executive Session for fifteen (15) minutes under RCW 42.30.110(1)(i) – “To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation...”. No action is anticipated. Prosecutor Flyckt was present.

At 11:50 a.m. the Board reconvened from Executive Session. No action was taken.

Recess @ 11:50 a.m.
Reconvene @ 1:00 p.m.

Commissioner Garza was attending a canvassing meeting from 1:00 p.m. until 1:15 p.m. at the county elections office.

Sale of County Owned Tax Title Property

Chairman Garza convened the public hearing at 1:30 p.m. to consider the sale of the following county owned tax title properties:

- **Parcel Number 1529030743609** located in Othello, Washington, described as Lots 9 & 10, Block 36, Othello Realty Company.
- **Parcel Number 1935230601501** located in Ritzville, Washington, described as Lot 1, Block 15, Clodius Suburb.
- **Parcel Number 1935230601407** located in Ritzville, Washington, described as Part of Lot 6, All of Lots 7 through 10, Block 14, Clodius Suburb.
- **Parcel Number 1935230601401** located in Ritzville, Washington, described as Lots 1 thru 5, Block 14, Clodius Suburb.
- **Parcel Number 1536280560306** located in Washtucna, Washington, described as All Lot 6 and Portion Lot 7 less Portion deeded to state in Vol92/Pg269, Block 3, Washtucna Gardens.
- **Parcel Number 1733120535105** located in Lind, Washington, described as Lots 5 & 6 and ½ each adjacent vacated alley & 6th Street, Block 51, Neilson Bros. 2nd Addition.

Public comment was received from Paula Bell, Lind, Washington.

Chairman Garza closed the public hearing at 1:51 p.m.

Sale of County Owned Tax Title Property

Commissioner Blankenship moved, Weise seconded, to *place the following property, Parcel Number 1529030743609, located in Othello, Washington, described as Lots 9 & 10, Block 36, Othello Realty Company, for sale at public auction with a minimum bid price of \$1,500; and, to authorize the Treasurer to sell the described property at public auction.*

Motion carried.

Commissioner Blankenship moved, Weise seconded, to *place the following property, Parcel Number 1935230601501, located in Ritzville, Washington, described as Lot 1, Block 15, Clodius Suburb, for sale at public auction with a minimum bid price of \$100; and, to authorize the Treasurer to sell the described property at public auction.* **Motion carried.**

Commissioner Blankenship moved, Weise seconded, to *place the following property, Parcel Number 1935230601407, located in Ritzville, Washington, described as Part of Lot 6, All of Lots 7 thru 10, Block 14, Clodius Suburb, for sale at public auction with a minimum bid price of \$400; and, to authorize the Treasurer to sell the described property at public auction.* **Motion carried.**

Commissioner Blankenship moved, Weise seconded, to *place the following property, Parcel Number 1935230601401, located in Ritzville, Washington, described as Lots 1 through 5, Block 14, Clodius Suburb, for sale at public auction with a minimum bid price of \$400; and, to authorize the Treasurer to sell the described property at public auction.* **Motion carried.**

Commissioner Blankenship moved, Weise seconded, to *place the following property, Parcel Number 1536280560306, located in Washtucna, Washington, described as All Lot 6 and Portion Lot 7 less Portion deeded to state in Vol92/Pg269, Block 3, Washtucna Gardens, for sale at public auction with a minimum bid price of \$1,250; and, to authorize the Treasurer to sell the described property at public auction.* **Motion carried.**

Commissioner Blankenship moved, Weise seconded, to *place the following property, Parcel Number 1733120535105 located in Lind, Washington, described as Lots 5 & 6 and ½ each adjacent vacated alley & 6th Street, Block 51, Neilson Bros. 2nd Addition, for sale at public auction*

*with a minimum bid price of \$1,000; and, to authorize the Treasurer to sell the described property at public auction. **Motion carried.***

Ordinance No. O-02-2025

Commissioner Blankenship moved, Weise seconded, to approve Ordinance No. O-02-2025 – *An Ordinance Adopting Amendments to Adams County Code Title 17 Zoning to Ensure Compliance with State Law and to Modernize Land Use Regulations; Repealing Portions of Title 5; and, Adopting an Areawide Zoning Map.* **Motion carried.**

Adjournment @ 2:19 p.m.

Submitted:
s/Patricia J. Phillips, CMC
Clerk of the Board

Edited and Approved:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, WASHINGTON
s/Miguel A. Garza, Chairman
s/Jay R. Weise, Vice-Chairman
s/Dan C. Blankenship, Commissioner

ORDINANCE NO. O-02-2025

AN ORDINANCE ADOPTING AMENDMENTS TO ADAMS COUNTY CODE TITLE 17 ZONING TO ENSURE COMPLIANCE WITH STATE LAW AND TO MODERNIZE LAND USE REGULATIONS, REPEALING PORTIONS OF TITLE 5, AND ADOPTING AN AREAWIDE ZONING MAP

WHEREAS, Adams County regulates and provides standards for a variety of land uses within the unincorporated areas of the County in Title 17 Zoning; and

WHEREAS, the objectives of Title 17 are to protect the public health, safety and welfare; encourage the orderly growth of the county; promote compatible uses of land; provide desired levels of population density and intensity of land use; facilitate adequate levels of community services and utilities; and to provide workable relationships between land uses, the transportation system, and the environment; and

WHEREAS, Title 17 was last amended in 2018 and 2020 for Marijuana regulations, and prior to that, the last major changes to the regulations occurred in 2005; and

WHEREAS, Chapter 5.16 Outdoor Advertising was adopted in 1947 and amended in 1960 and contains overlapping standards regarding signs as Title 17; and

WHEREAS, Chapter 5.24 Right to Farm is currently located in Title 5 Business Taxes, Licenses and Regulations, and would be more appropriate relocated to Title 17; and

WHEREAS, the County staff arranged for a land use planning consultant to prepare proposed amendments to Title 17 to update the code; and

WHEREAS, on March 7, 2025, the County sent out mailed notices of the amendments; open house and public hearing schedule to all county property owners according to tax records; and

WHEREAS, the County held an open house on April 15, 2025 in Othello and on April 22, 2025 in Ritzville; and

WHEREAS, on April 15, 2025, the County submitted proposed amendments to Title 17 with a Notice of Intent to Adopt to the Washington State Department of Commerce in accordance with RCW 36.70A.106; and

WHEREAS, the County published a legal notice for a public hearing before the Planning Commission in the Columbia Basin Herald and the Ritzville Adams County Journal on April 23, 2025 and April 30, 2025; and

WHEREAS, the County's SEPA responsible official issued a Determination of Non-Significance (DNS) on April 23, 2025 and there were no appeals; and

WHEREAS, the Planning Commission held a public hearing on May 8, 2025, to take public testimony and review the proposed amendments, and voted to continue the public hearing to June 26, 2025; and

WHEREAS, in total, eight written comments were received and the Planning Commission heard testimony from three people; and

WHEREAS, the Planning Commission closed the public hearing on June 26, 2025 and subsequently voted to recommended approval of the proposed amendments and zoning map and forwarded them to the Board of County Commissioners for further review and adoption; and

WHEREAS, after considering all public comments and evidence, the Board of County Commissioners hereby determine that the proposed amendments comply with all applicable laws and rules and adopt the findings of fact as provided by the Planning Commission; and

WHEREAS, the changes are necessary to modernize outdated code language, increase usability of the code, and to improve how the code is administered and understood by property owners and applicants.

NOW, THEREFORE, BE IT ORDAINED by the Board of Adams County Commissioners as follows:

SECTION I

Adams County Code Title 17 ZONING is hereby amended to read as set forth in **Exhibit A** attached to this ordinance and incorporated herein by this reference.

SECTION II

Chapter 5.16 OUTDOOR ADVERTISING is hereby repealed in its entirety.

SECTION III

Chapter 5.24 RIGHT TO FARM is hereby repealed in its entirety.

SECTION IV

The official zoning map of Adams County is hereby amended as set forth in **Exhibit B**, attached hereto and incorporated herein by references.

SECTION V

The Clerk to the Board and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbers, section/subsection numbers, and any references thereto.

SECTION VI

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases had been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

SECTION VII

This ordinance shall take full force and effect immediately upon adoption.

ADOPTED this 19th day of August, 2025.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, WASHINGTON
s/Miguel A. Garza, Chairman
s/Jay R. Weise, Vice-Chairman
s/Dan C. Blankenship, Commissioner

ATTEST:
s/Patricia J. Phillips, CMC
Clerk of the Board

Approved as to form:
s/Randy J. Flyckt, Prosecuting Attorney
WSBA #29302