



Board of Adjustment Meeting Minutes

1 A regular meeting of the Okanogan County Board of Adjustment was held on July 19, 2011 at
2 7:30 p.m. in the Commissioners' Hearing Room, 123 5th Avenue North, Okanogan,
3 Washington.

4 **BOARD OF ADJUSTMENT MEMBERS** present included: Chair Steve Kunkel, Vice Chair
5 Harlan Warner, Board Member George Hoksbergen, Board Member Dan DeWeert, Board
6 Member Dave Hanna, and Board Member Dan Christensen.

7 **OKANOGAN COUNTY STAFF** in attendance included: Senior Planner Ben Rough, Planner II
8 Randy Johnson, and Administrative Secretary Sharon McKenzie.

9 **APPELLANT/APPLICANTS OR THEIR REPRESENTATIVES** in attendance: Ron Gadeberg,
10 A. C. Morgan, Laurie Morgan, and Larry Zimmerlund.

11 **OTHERS** in attendance: Jennifer Drader, Birens Pillow, Bill Johnson, Ron Schmidt, Rick Burch,
12 Morey Wilken, Frank Meoyson, Dustin Hill, Dave Hilton, Michael Jones, Joe Booth, Deep Bains,
13 Richard Price, Bruce Pritchard, Helen Pritchard, Mary Ann Bullock, Sue Christopher, William
14 Bullock, Paul Theis, Alick Verbeck, Elizabeth Verbeck, Jim Bartleson, Brenda Jones, Verala
15 Booth, Cindy McIntosh, Jerry Hendrick, Darrell Sapp, Evalyn Sapp, Melissa Lickfold, Jan Dee,
16 Daryl Pfitzer, Doug Marsh, Nick Christoph, John MacDonald, Zachary VanBrunt, Joe Thomas,
17 and David Dee.

18 The meeting was called to order by Chair Steve Kunkel at 7:30 p.m.

19 Chair Kunkel introduced the Board of Adjustment newly appointed member, George
20 Hoksbergen.

21 Approval of the Agenda

22 Board Member DeWeert moved to approve the July 19, 2011 agenda. Vice Chair Warner
23 seconded the motion. Motion passed.

24 Approval of June 21, 2011 Meeting Minutes

25 Board Member DeWeert moved to approve the June 21, 2011 meeting minutes as presented.
26 Board Member Christensen seconded the motion. Motion was passed.

27 **Public Hearing: Item #1**

28 ❖ **PUD #1 Berney Ranch, Inc. VAR 2011-3 & CUP 2011-7**

29 Chair Kunkel asked if anyone in the audience wished to testify on this project. If so, they will be
30 sworn in. There were no persons wishing to testify.

31 Chair Kunkel asked Planner II Randy Johnson to present the project summary of the **PUD #1**
32 **Berney Ranch, Inc. VAR 2011-3 & CUP 2011-7**. Planner II Johnson presented the summary
33 report explaining the proposal is for a 70' monopole with a 4' diameter parabolic dish to be
34 placed 60' above the ground pointed at Omak and a 3' parabolic dish set at 50' above the
35 ground pointed at Conconully. He said an AP node will be placed 25' above the ground and a
36 cabinet will be placed 8' above the ground. He said the PUD proposes to extend its fiber-optics
37 telecommunications infrastructure to provide high-speed broadband access to additional areas
38 of Okanogan County. He said the location of the project is 2.3 miles east of Conconully. The
39 variance is for the east side of the property reducing the setback from the required 140' to 32'
40 3".

41 Planner II Johnson presented the Affidavit of Public Notice and photos to the Board of
42 Adjustment Members. These items were entered into the record.

43 Chair Kunkel asked the Proponent to come forward to speak to the issue.

44 Ron Gadeberg of Omak and representing PUD #1 of Okanogan County said this proposal will
45 be a wireless micro shot from Coleman Butte to the proposed Berney Ranch site monopole and
46 then to Conconully to the Gene Sacksman property to another node and then to Conconully.
47 Mr. Gadeberg said this project will provide high speed internet for the Town of Conconully and
48 surrounding area. He noted the proposal has two parabolic dishes now and noted the PUD
49 would like to have the option to add other dishes at a future date.

50 Chair Kunkel noted the addition in the future was covered by Item #3 of the Conditions of
51 Approval. He noted any future changes would need to be reviewed by the Planning Director to
52 see if the future proposal would be outside of the scope of the permit.

53 Chair Kunkel asked if there were any questions for the Proponent from the Board. There being
54 no questions, Chair Kunkel opened the hearing to public testimony. There being none, Chair
55 Kunkel closed public testimony and said he would entertain a motion.

56 Board Member Christensen moved to approve the **PUD #1 Berney Ranch, Inc. VAR 2011-3**
57 subject to the Findings of Fact, Conclusions of Law and the Conditions of Approval. Board
58 Member DeWeert seconded the motion. Motion passed.

59 Chair Kunkel said he would entertain a motion on the Conditional Use Permit.

60 Board Member DeWeert moved to approve the **PUD #1 Berney Ranch, Inc. CUP 2011-7**
61 subject to the Findings of Fact, Conclusions of Law and the Conditions of Approval. Board
62 Member Warner seconded the motion. Motion passed.

Public Hearing: Item #2

❖ PUD #1 Watts Clinton CUP 2011-9

Chair Kunkel asked if anyone in the audience wished to testify on this project. If so, they will be sworn in. There were no persons wishing to testify.

Chair Kunkel asked Planner II Randy Johnson to present the project summary of the **PUD #1 Watts Clinton CUP 2011-9**. Planner II Johnson presented the summary of the proposed project stating the permit will provide for the installation of a licensed 11 GHz point to point microwave link between Conconully and Omak. He said the link will require the installation of a new 4' diameter parabolic dish on the existing pole on the Watts property in Omak. He said the PUD proposes to extend its fiber-optics telecommunications infrastructure to provide high-speed broadband access in Okanogan County.

Planner II Johnson presented the Affidavit of Public Notice and photos to the Board of Adjustment Members. These items were entered into the record.

Chair Kunkel asked the Proponent to come forward to speak to the issue.

Ron Gadeberg of Omak and representing PUD #1 of Okanogan County said Planner II Johnson summarized the proposed project and he had nothing to add.

Chair Kunkel asked if there were any questions for the Proponent from the Board. There being no questions, Chair Kunkel opened the hearing to public testimony. There being none, Chair Kunkel closed public testimony and said he would entertain a motion.

Board Member Hanna moved to approve the **PUD #1 Watts Clinton CUP 2011-9** subject to the Findings of Fact, Conclusions of Law and the Conditions of Approval. Board Member DeWeert seconded the motion. Motion passed.

Public Hearing: Item #3

❖ Morgan & Son Solid Waste Lagoon CUP 2011-3 – Continuation

Chair Kunkel called anyone in attendance who wished to testify on this issue to stand and be sworn in. Chair Kunkel administered the oath.

Chair Kunkel gave Board Members time to review the new material presented by Staff.

Chair Kunkel asked Planner II Randy Johnson to present the project update of the **Morgan & Son Solid Waste Lagoon CUP 2011-3 - Continuation**. Planner II Johnson summarized the June 21, 2011 meeting stating the staff summary was presented, the project was presented by the Proponents and their representatives, and public testimony was taken until 9:30 pm at which time the hearing was continued to the next regularly scheduled meeting.

Chair Kunkel requested the Proponents and their representative come forward to address questions regarding the new material given to the Board Members.

AC Morgan, Laurie Morgan and Larry Zimmerlund, engineer for Morgan & Son came forward to address the questions from the Board.

Chair Kunkel asked if the Proponent had read the comment presented this evening. The Morgan's responded they had. They requested that Larry Zimmerlund address the questions from the Board.

To the question of where the bio-solids would be stored, Mr. Zimmerlund stated the material will be land applied to a Department of Ecology (DOE) approved site. He said the land application will be done approximately 3 to 5 times per year. Mr. Zimmerlund stated the offloading is covered in the operation plan which needs DOE approval. He explained the gravity discharge into vault, how lime is added for odor control, and the operation of the grinder pumps. He stated no equipment will be inside the lagoon. He explained for removal, a pipe is inserted in the bottom of the lagoon, the processed material is transferred from the lagoon into trucks and taken out for land application. The Proponent said there will be no land application in the winter

Addressing the question of ice chunks damaging the liner, the Proponent explained the lagoon will be emptied prior to winter.

Addressing the question of free board, Mr. Zimmerlund said there is 21" of freeboard at the top of the lagoon. He said the lagoon can handle 10 times the record rainfall for the area. He also noted there is an additional buffer due to the berm.

Mr. Zimmerlund clarified the grinder is not for preventing odor or aeration but to screen material at the initial dumping.

Addressing the question of how many gallons will be processed and how many homes will be served, the Proponent said they will be processing up to 300,000 gallons at any given time which is the maximum capacity. The Proponent was not certain how many homes would be serviced.

Addressing the question of what would happens if there was a leak, it was explained the lagoon has a secondary liner and a leakage alarm system. It was stated there is nothing in the lagoon that is any different from a septic tank, and the residents in the area of the Duck Lake aquifer put the same amount of septage in the ground as would be contained in the lagoon. It was noted the septage in the lagoon is treated and separated.

Addressing the question on the liner, the Proponent stated the State of Washington is ready to put in the biggest landfill in Washington and they will be using the same liner.

Addressing the question of insurance, the Proponent stated they will be insured as DOE will require insurance as well as a bond. It was noted the WAC does not cover bond requirements.

Addressing the questions of procedure in the event of a leak, the Proponent explained the lagoon would be emptied, the material would be land applied and the leak repaired. The Proponent has discussed the possibility of leakage with their insurance company and also the owner of the Blue Water lagoon in Brewster. It was noted the Blue Water lagoon has never had a leak.

Addressing the question regarding the system the Proponent is going to install, they stated it is the best liner out on the market today.

Addressing the question of compensation in the event of a failure of the liner, the Proponent explained with the design which includes a secondary liner in addition to the leakage monitor,

they would have time to empty the lagoon before any damage would be caused. The Proponent explained the cleaning process for the first and second liner.

The Proponent noted the Herriman's site has 3,000 gallons of raw material regularly land applied on property next to the proposed site and this process has been going on for 40 years. The Proponent noted the lagoon will be contained. The Proponent noted the Herriman site got a conditional use permit in 2009 to put in a lagoon but the lagoon was never installed.

The Proponent explained the testing of the liner prior to operation. The Proponent said they are putting in a 40 mil lower liner and a 60 mil upper liner both of which is above the requirements by DOE.

The Proponent said they are prepared to provide insurance coverage for contamination through either insurance or bonding. They noted the facility will be state of art in comparison with the lagoon at the Brewster site. The Proponent stated the liner that will be installed is used for far more environmentally unfriendly materials than what they are proposing to put in the lagoon.

Chair Kunkel asked if there were any questions for the Proponent from the Board. There being none, Chair Kunkel opened the hearing to public testimony.

Chair Kunkel stated those who have not spoken at the June hearing will go first. Those who wish to bring something new and have spoken at the June meeting will be next. He stated as in the June hearing, there would be a limit to two minutes per testimony.

Daryl Phitzer residing in Omak said he lives a half mile from the site. He said it is the role of the Board to look at the placement of the lagoon and see if it is compatible with the area. He noted the Comprehensive Plan for the County was written 47 years ago. Mr. Phitzer referenced several items in the Comprehensive Plan regarding facilities plans, development and expansion areas.

Mr. Phitzer

- noted the need for the facility but questioned the location.
- questioned the response from the manufacturer's representative regarding the guarantee of no leaks.
- expressed the concern of burrowing animals coming from the bottom and damaging the liner.
- expressed concerns about the increased bird population and the proximity to the airport.
- is concerned about property values.
- is concerned with the possibility of odors.

Sue Christopher residing on Greenacres Road, Riverside said the Morgans have started construction. She wanted to know if the operation would be year around, what the operation's hours would be and if other septic companies would be allowed to use the facility. She said she is concerned with the liner and the possibility of a breach. She said there will be odor in the area and insects will be attracted to the septic lagoon.

Nick Verbeck residing on Joey Avenue, Omak said he lives 100 feet from the proposed lagoon. He said he is concerned with the property values in the area. He questioned when the Morgans were planning to put the lagoon in. He said he bought the property a year ago and would not have purchased the property if he knew the lagoon was going in. He said he is in the process of putting in a septic system and it will cost \$10,000 in order to keep from polluting the aquifer.

Jennifer Drader residing on Old Hwy 97, Omak stated the lagoon is 100% contained. She said sewage is leaching into soils now. She said feelings are getting in the way of reality. Ms. Drader said septic tanks should be serviced. She noted there is already an approved lagoon and one will be there if people want it or not. She said property values are based on economic conditions. She noted the only lagoon in the County is closed and cannot be serviced. She said this lagoon exceeds all regulations.

Birens Pillow of Pumpco presented a letter from Public Health regarding the closure of the lagoon and a letter regarding complaints from the Department of Ecology. He said after six years of working with the Colville Tribe, the Tribe has signed an agreement that a disposal site can be put on the reservation.

Dustin Hill residing on Joey Avenue, Omak stated there should be compensation to landowners for odor, the eye sore, and any contamination.

Dave Hilton Environmental Health Director for Public Health residing on Greenlake Road, Omak said

- there is a lot of misconception regarding waste water in the lagoon vs. septic tanks.
- the liquid from the lagoon is treated more than the liquid coming from septic tanks.
- it would be onerous to require insurance for water contamination.
- local residents contribute more fluids to the ground than the lagoon would.
- the soils vary dramatically and in many areas are excessively permeable.
- many residents have gravity fed septic systems which may or may not have proper treatment.
- Public Health has recommended enhanced septic systems in that area.
- land application can only be done after scraping snow off the ground or by hauling the material out of the County.
- the project has been reviewed jurisdictionally. It has not been fast track. There is no cart blanc approval.
- the site will be open to inspection at any time.
- waste water from three hundred homes can go into the lagoon.
- Public Health will not be monitoring the lagoon but they will respond to complaints.
- anything that is mitigated and is not successful will go to DOE then to Public Health and back to DOE.

Joe Booth residing on Greenacres Rd., Riverside said the liner is probably a good liner but wants to know what happens in 10 years. He said:

- the water table is only 40 -50 ft.
- there is no chance of water anywhere else in the area.
- there will be odors.
- there are other areas where the septage can be hauled.

Richard Burch residing on Greenacres Rd., Riverside said the Morgans have been sited with many citations of State regulations. He presented a list of court findings.

Doug Marsh residing in Omak said he is an owner of an airplane and expressed concern about the possibility of bird strikes. He said he would be amazed if the FAA did not oppose the project. He said all the conditions put on the permits have no teeth in them because the Planning Department does not have the staff for enforcement and if it does go to the prosecuting attorney, the prosecuting attorney's office will not do anything.

Bruce Pritchard residing on Duck Lake Road, Omak and a member of the Coleman Butte Water Association said he is opposed to the project. He said the aquifer would be jeopardized.

Richard Price residing in Omak and representing the Okanogan Irrigation District and the Coleman Butte Domestic Water Association said their concern is about the quality of the aquifer. He said

- the Board should not assume insurance will cover damages in the event of a failure.
- the job of the Board is to consider what happens if the system fails.
- even with a double liner, the lagoon will leak.
- you cannot suck solids from the liner.
- there is nothing mentioned about the operation of the facility.
- you cannot operate without machinery being in the lagoon.
- in the Oak Harbor case, the insurance did not cover damages even with an all risk policy.
- the Board should have data of specifics.
- they should have the insurance agent there.
- the Board's obligation is to look at the environmental impact,
- there is no monitoring for the second liner
- there should be a procedure to notify people affected by a leakage.
- people should be compensated for damages..

Jerry Hendrick residing in Oroville and representing the Coleman Butte Domestic Water Association said he sat next to JJ Belinger at the last meeting and asked her about the previous site considered. He said she felt the other site would be better.

Chair Kunkel asked if there was anyone else who wished to give testimony. With no other persons wishing to testify, Chair Kunkel closed testimony.

There was a brief discussion amongst the Board Members regarding the relevancy and accuracy of the information discussed and presented. It was emphasized only information directly related to the proposal should be considered in the deliberations.

Addressing the question of asking members of the audience questions regarding testimony, Senior Planner Rough said questions can be asked but they must be specific.

Chair Kunkel asked the Proponent to come forward to address the comments made.

AC Morgan residing in Okanogan said they had gone over things they wished to do in the project. He said he would like to make a closing statement. He did want to clarify Morgan and Son has done nothing on the property to date.

In closing he said:

- they have met or exceeded DOE requirements and regulations.
- they will be watched by DOE.
- this is the same lagoon approved for the Herriman property.
- this is a 100% contained lagoon.
- this service is a necessary health service.
- contamination by non-maintained septic systems or unpermitted septic systems have a far greater chance of contamination
- those non-maintained or unpermitted septic systems are over the same aquifer and are doing more damage.

- the Herriman's site has just been approved for 3,000/day land application and this land application has been going on for 40 years.
- the lagoon is 100 % contained with leak detection and DOE will monitor the operation.
- DOE's biggest concern is contamination of the ground water.
- they have the support of the City of Omak, Okanogan Public Health, and the Department of Ecology
- they have done everything to make this project compatible with the land use regulations.
- They ask for the Board's approval of the project.

Chair Kunkel asked if the Board had any further questions.

Addressing the question of a construction time line, the Proponent stated they would like to have the project completed before winter comes.

Chair Kunkel asked Senior Planner Rough to explain the SEPA and the process of making the determination.

Senior Planner Rough said the determination was a mitigated determination of non-significance (MDNS) and noted no appeals were received.

He summarized the process stating:

- SEPA review is required for all Conditional Use Permits.
- Perry Huston is the SEPA responsible official who makes all determinations.
- SEPA determination notices go out twice.
- the threshold determination is the preliminary determination.
- the Planning Department Staff gathers information from the application.
- After review, the SEPA responsible official issued a MDNS because the project would have significant impacts but the impacts can be brought into insignificance if certain conditions were met.
- a threshold determination was published and the required persons/agencies were notified for comment.
- a review of all comments was done.
- the final determination is made and the mitigation measures are made part of the Conditions of Approval.
- The final determination was issued, required and commenting parties/agencies notified, decision published in the newspapers.
- there is an appeal period of 15 days.
- after the appeal period is over and if no appeal is filled, the determination stands.

Chair Kunkel read the SEPA mitigations included in the Conditions of Approval.

Chair Kunkel called for a recess at 9:40 pm.

Chair Kunkel reconvened the meeting at 9:50 pm

Senior Planner Rough explained the notification process. He explained the Conditional Use Permit Ordinance specifies who is to be notified. Any property owner within 300' of the proposed property is notified of the project. He said the notification is also published in the County newspaper of record. The first notice is of application and threshold SEPA determination and the second notice is the final SEPA determination, appeal period and public hearing date. He noted anyone who comments on a project gets added to the notification list.

He said all Conditional Use Permit applications are treated the same. He said the process must comply with the code.

Further discussion amongst the Board Members included:

- Spill Plan – it was explained this is required by DOE and not developed until construction.
- Conditions of Approval can be changed, added, deleted or the Board can approve as presented.
- After approval, a site visit will be done by WSDOT to determine final requirement(s) for bird mitigation.

Chair Kunkel asked Environmental Health Director Hilton to come forward to address some questions.

Environmental Health Director Hilton addressed the question about testing wells explaining normally they are tested one time at the time of installation. He said they should be sampled on a regular basis. He said at this time the wells are totally potable. He explained how the effluent receives adequate treatment before going to the aquifer. He explained the process to meet state standards. He said if contaminants are identified, it would be very difficult to determine where contaminants come from due to all the sources in the area. He noted the Board is having two different discussions, a discussion about discharge systems vs. a discussion about a containment vessel.

Chair Kunkel said the main concerns expressed in the testimony appeared to be the location of the lagoon over the aquifer. He said in listening to testimony, the material to be used exceeds DOE standards and has a monitoring system. He said if the Proponent breaks DOE rules, they will be in trouble. He said from a logical stand point, this should mitigate the aquifer concerns. He asked the Proponent about the solids that settle and how are they removed.

The Proponent said they remove solids by using high pressure water, and when solids are at the bottom, they use backpressure using a high pressure hose, then a pipe sucks the fluids out of the system. The Proponent said having actual equipment in the lagoon is just asking for trouble.

Addressing the question regarding should the odor still be present, the Proponent responded if aeration and lime do not take care of the odor, they will find out what other process they can use.

Chair Kunkel asked if the odors will be regulated. Planner II Johnson stated air quality is a big issue with the State and DOE will follow up on any complaints. He said DOE will make the party upgrade and correct the situation.

Chair Kunkel reviewed the WAC regarding odors.

Addressing the question regarding the leak detection system and what the process would be in the event of a leak, Mr. Zimmerlund responded, if there is a spill, there is a spill response plan with a list of those to be notified along with the procedure for clean up

Addressing the question of lighting, Mr. Zimmerlund said there would be lighting at the facility.

Chair Kunkel asked Environmental Director Hilton to come forward and answer questions regarding leakage. Director Hilton stated if there is a leak, it would be single point leakage. He said soil sealing would limit the amount escaping. He said a 300,000 gallon catastrophic leak is impossible. He explained as in a septic system, the leak would eventually pond. He noted that during the process of affluent flowing through soil, eventually the affluent will clean itself but there are lots of variables. He said a slow leak would be mitigated by the leak detector.

Chair Kunkel said if there is no further discussion, he would entertain a motion to either preliminarily approve or deny the Morgan & Son Solid Waste Lagoon CUP 2011-3.

Board Member Hanna made the motion to deny the **Morgan & Son Solid Waste Lagoon CUP 2011-3** directing Staff to prepare the enabling documents, Finding of Fact, Conclusions of Law and Conditions of Approval which will be considered at the next regularly scheduled meeting, August 16, 2011 at 7:30 PM in the Commissioners Hearing Room.

Board Member Hanna's motion died for a lack of a second.

There was further discussion amongst the Board Members regarding movement of material at the facility, engineering schematics, spill plan, the SEPA checklist and lighting. It was pointed out during the discussion the spill response plan is the responsibility of the DOE and not the Planning Department and the cost and effort to develop a plan prior to approval is onerous.

Responding to the request to explain the SEPA checklist process, Senior Planner Rough said the Planning Staff reviews the SEPA checklist which is filled out by the proponent and compares the checklist with the comments of the agencies and commenters. He said Staff takes the information and uses resources available to develop the mitigations. He stated if the Board is concerned about lighting and the proximity to the airports, the Board can condition the permit to address these issues. He reminded the Board they must be specific if there are any additional conditions to be added to the permit and those conditions must be noted in their motion.

The Board Members discussed the addition of downcast lighting to the Conditions of Approval.

Chair Kunkel said he would entertain a motion.

Board Member Hoksbergen moved to give preliminary approval for the **Morgan & Son Solid Waste Lagoon CUP 2011-3** directing Staff to prepare the enabling documents, Finding of Fact, Conclusions of Law, and Conditions of Approval which will include Item # 8 stating down casting light would be required which will be considered at the next regularly scheduled meeting, August 16, 2011 at 7:30 PM in the Commissioners Hearing Room. Board Member DeWeert seconded the motion. Motion passed.

Board Member DeWeert moved to continue the **Morgan & Son Solid Waste Lagoon CUP 2011-3** public hearing for the purpose of considering the enabling documents, Finding of Fact, Conclusions of Law, and Conditions of Approval which will include Item # 8 stating down casting light would be required to the next regularly scheduled meeting on August 16th, 2011 at 7:30 PM. Vice Chair Warner seconded the motion. Motion passed.

1 **Old Business:**

2 Chair Kunkel asked if there was any old business. There was none

3 **New business:**

4 Chair Kunkel asked if there was any new business. There was none.

5 Chair Kunkel adjourned the meeting at 10.50 PM.

6 ***Summary of Motions***

7 ***Board Member DeWeert moved to approve the July 19, 2011 agenda. Vice Chair Warner***
8 ***seconded the motion. Motion passed.***

9 ***Board Member DeWeert moved to approve the June 21, 2011 meeting minutes as***
10 ***presented. Board Member Christensen seconded the motion. Motion was passed***

11 ***Board Member Christensen moved to approve the PUD #1 Berney Ranch, Inc. VAR 2011-***
12 ***3 subject to the Findings of Fact, Conclusions of Law and the Conditions of Approval.***
13 ***Board Member DeWeert seconded the motion. Motion passed.***

14 ***Board Member DeWeert moved to approve the PUD #1 Berney Ranch, Inc. CUP 2011-7***
15 ***subject to the Findings of Fact, Conclusions of Law and the Conditions of Approval.***
16 ***Board Member Warner seconded the motion. Motion passed***

17 ***Board Member Hanna moved to approve the PUD #1 Watts Clinton CUP 2011-9 subject to***
18 ***the Findings of Fact, Conclusions of Law and the Conditions of Approval. Board Member***
19 ***DeWeert seconded the motion. Motion passed.***

20 ***Board Member Hoksbergen moved to give preliminary approval for the Morgan & Son***
21 ***Solid Waste Lagoon CUP 2011-3 directing Staff to prepare the enabling documents,***
22 ***Finding of Fact, Conclusions of Law, and Conditions of Approval which will include Item***
23 ***#8 stating down casting light would be required which will be considered at the next***
24 ***regularly scheduled meeting, August 16, 2011 at 7:30 PM in the Commissioners Hearing***
25 ***Room. Board Member DeWeert seconded the motion. Motion passed.***

26 ***Board Member DeWeert moved to continue the Morgan & Son Solid Waste Lagoon CUP***
27 ***2011-3 public hearing for the purpose of considering the enabling documents, Finding of***
28 ***Fact, Conclusions of Law, and Conditions of Approval which will include Item #8 stating***
29 ***down casting light would be required to the next regularly scheduled meeting on August***
30 ***16th, 2011 at 7:30 PM. Vice Chair Warner seconded the motion. Motion passed.***

31 Respectfully submitted,
32 Sharon S. McKenzie
33 Administrative Assistant
34 Okanogan County
35 Office of Planning & Development