

# Survey Advisory Board (SAB) Meeting Minutes

Thursday, January 27, 2022

8:00 a.m. – 12:00 pm

**Via Teams Teleconference**

## **SAB Members Present:**

Martin Paquette, PLS, Chair – **Education**

Paul Galli, PLS – **Government**

Bruce Dodds, PLS/PE – **Multi-Discipline**

Gary Letzring, PLS – **Urban Surveying**

Erielle Lamb, PLS – **Rural Surveying**

## **PLSO Staff Present:**

Pat Beehler, PLS – Chief DNR Surveyor

David Icenhower, PLS – Manager, PLSO

Ann Alves, LSIT – PLSO

Dennis Studeman – PLSO

Ryan Tessier – PLSO

Dawn Higgins-Joling – PLSO

## **Liaisons:**

Sam Mutt, PLS – WCCS

Kim Eisenbacher – WSACA/Pierce County Auditor

Casey Kaul – WSACA/Pierce County Auditor

## **Audience Guests:**

Justin Holt, PLS – DNR

Kris Horton, PLS – City of Olympia

Kenneth Swindaman, PLS – Kitsap County

Edward Ranck-Copher, PLS – City of Pullman

Jeff Dugan, PLS – DNR

Larry Signani, PLS – WH Pacific

Rich Larson, PLS – BRPELS

James Wengler, PLS – Wengler Surveying & Mapping

Tamara King, PLS – Snohomish County

Lee Moua, LSIT – Cowlitz County

Nin Beseda – Beseda Land Surveying

**Call to Order**

1. Martin Paquette called the meeting to order shortly after 8:00 a.m.
2. Guests were asked to self-introduce in the chat area.

## **Brief Items and Reports**

1. **Approval of October 21, 2021 meeting minutes** - The minutes of the October 21, 2021 Survey Advisory Board meeting were approved without revisions.
2. **Monument perpetuation and PDH program report** - David Icenhower reported that since the October meeting:
  - 79 Land Corner Records (LCRs) were filed
  - 75 Permits to Remove or Destroy a Survey Monument were issued
  - 76 Completion Reports were filed
  - There were no students for the PDH program
3. **WSACA report** – Kim Eisenbacher
  - Kim had nothing to report from WSACA
  - Casey Kaul reported from the Recording Standards Commission, which was created to clarify existing laws related to document recording and to establish standards and consistent processes in recording transactions. The group has targeted three priority work areas: 1) racially restrictive covenants resulting in a court-ordered alteration in the chain of title; 2) standardization of document titles; 3) rejection standards. The group is working on procedures that will work across the state in these areas of concern.
  - **SAB Liaison to WSACA report** - Gary Letzring also had no updates to report regarding WSACA related issues.
4. **Report from LSAW Liaison** –
  - Thomas Barger was not in attendance, and there was no report.
5. **Report from Washington Council of County Surveyors (WCCS) Liaison** –
  - Sam Mutt was not in meeting attendance at this point. Kris Horton and others reported that

the WCCS meeting is scheduled for February 10<sup>th</sup> at the pancake house at Snoqualmie summit.

- Sam joined the meeting and announced that Tom Gray has agreed to be Secretary-Treasurer for the WCCS.
- Sam has put forth an initiative for the WCCS to become the Washington Council of *Government* Surveyors, instead of *County* Surveyors in an effort to increase membership. Sam believes that they will need to dissolve the WCCS and re-form as the WCGS.
- Sam still thinks that the WCCS should try to host a conference, probably virtually.
- A communications contractor, JWB Consulting, is going to take on a bigger role in managing the WCCS website.
- Sam disseminated the “Model Ordinance” on BLAs to a large number of people and is still hoping it is actively in the works.

**6) Status of the *Did you know?* Article** – Paul Galli reported that he, Gary Letzring, and Bruce Dodds are still working on an article about physical description and history of found and/or replaced monuments.

**7) Update of GPS Guidebook 2004** –

- Martin is the lead on this project but has been too busy to work on it lately.
- Bob Green and others will help review Martin’s draft when it is ready.

## **DNR Report**

### **1. 02A Account report**

- Pat Beehler reported on the recording fees that come in every month and how the number can fluctuate widely due to various reasons. So far this year recording fee surcharge revenue is \$476,000 and PLSO expenses \$369,000.

### **2. Senate Bill (SB) 5224 update**

Pat Beehler reported:

- This bill proposes a re-write of RCW 58.24 wherein the funding source would be changed from being a \$64 surcharge on survey recordings but would instead come from a \$5 charge on all documents being recorded.

- Senator Van De Wege has proposed a substitute bill that contains almost everything that had been included in the original bill, but some additional language will hopefully be added.
- The bill is not scheduled for passage this session and will need to be re-introduced in the January 2023 legislative session.

### 3. Records

David Icenhower reported:

#### a. Record collections waiting to be donated:

- The PLSO picked up records of Donald Haines in November, 2021 through Richard Schroeter
- The PLSO will pick up records of Tom Kerth through Doug Casement next week (February 1)
- David Baalman will donate the records of Rogers Surveying, in Richland, through a disk transfer of files. About 1300 records, some date back to the mid-sixties.
- Robert Murtha contacted the PLSO about a collection of railroad maps in and around Whitman County. David has contacted the county and they too will transfer files via a hard-drive transfer.
- Greg Juneau of DEA has control of the Triad collection. David has contacted Greg and is in negotiation to have the Triad records donated to the PLSO.

#### b. Record collections waiting to be donated:

- Thalacker collection is being preprocessed by Bob Wilson.
- Mike Marshal collection located. It is held by Troy Marshal.
- McGinnis collection contact has been lost.
- Harmsen records are available as soon as the PLSO has processing capacity.
- David Baalman also gave the PLSO leads on records at Kennewick Irrigation District, Columbia Irrigation District, USACE Walla Walla, Benton County Engineering, and USBR Ephrata Field Office. David is working on contacting these sources.

c. The current physical volume of physical records on hand in the PLSO warehouse is 26 pallets

- The PLSO estimates that it will take up to 10 years to process these records at the current rate of work, provided, that no additional donation are received.

d. Discussion ensued around which records are prioritized and why. Paul Galli pointed out that when indexing current recordings we are duplicating the work of

the county auditors. Martin stated that he believes that there is value in the indexing done by the DNR because it is sometimes different from the auditors' indexing.

#### **4. Outreach/Training**

David Icenhower reported:

- David may attend the Washington Council of County Surveyors meeting on March 10<sup>th</sup>
- LSAW Conference, March 2-4
  - The DNR will make seminar presentation(s) and staff an information booth at the conference
  - David will make a presentation on the PLSO at the conference

#### **Active Items (Working) –**

##### **1. Pending Updates to WAC 332-130-050**

- Martin stated that Pat had held a hearing on the revisions to WAC 332-130 on January 13, 2022. Pat stated that there were 10 people in attendance at the hearing, three of whom testified in favor of the revisions, no one spoke in opposition.
- Pat reported a CR-103P was published and that the changes will take effect on March 1, 2022.
- Pat explained the change to the requirement to show a graphic representation on a recorded survey map to identify a quarter of the quarter location. Surveyors MAY still provide the graphic, but are not required to.
- Pat also explained the change to the definition of Relative Accuracy provides more clarity.

##### **2. Outreach concerning monument destruction**

- Paul reported that he has put together a paper on monument preservation and he was hoping to have it published in the Board Journal. The Board didn't want to publish it unless it comes from the SAB, and not just from Paul.
- Pat believes that Paul's article is a good product to be published in the Evergreen

Surveyors. The PLSO could send out a Mail Chimp to advertise the article.

- Paul believes that the Civil Engineers are the ones who really need to receive this information.
- Martin suggested for the article to be passed around the SAB membership for comment.
- Discussion ensued regarding monument protection and ideas for how to promote it

David reported that there seems to be confusion among surveyors regarding when an ROS needs to be filed following monument destruction and replacement. There was also discussion concerning under what conditions does a record of survey need to be filed when potential encroachment are observed

- There was a motion from the SAB, which was seconded and passed, for the PLSO to write up a formal request on these questions to the Board of Registration for Professional Engineers and Land Surveyors (BRPELS).
- The SAB will join with the PLSO to formally address these questions of the BRPELS.
  - In a case of removal, or replacement, of a monument, not at a property corner, but marking a road centerline or right-of-way “reference line”:
    - a. Is it mandatory for a surveyor to file an ROS following the removal, or replacement, of a monument marking a road centerline, or right-of-way “reference line”?
    - b. If the filing of an ROS is not required, is some other form of public record required?
    - c. If other forms of public record are sufficient in lieu of filing an ROS, what are the other forms of public record?
  - The second case concerns a scenario in which apparent encroachments exist on either one or both sides of a surveyed boundary line.
    - a. Is it mandatory for a surveyor to file an ROS if existing boundary corner monuments are found and accepted, and apparent encroachments exist on either one or both sides of a surveyed boundary line?
    - b. Is it mandatory for a surveyor to file an ROS if boundary corner monuments are NOT found, NOT set, and/or NOT re-set, but the property line has been determined, and apparent encroachments exist on one or both sides of a surveyed boundary line?
  - Jim Wengler reported that the next BRPELS is January 23<sup>rd</sup>, and this question might be discussed then if we can get the question(s) submitted prior to that time.

### 3. Holistic update to RCW 58 (2023)

- Pat stated that he has some proposed elements already, and if any surveyor has ideas for changes in RCW chapter 58 that they should submit them to him via email.

## New Items

### 1. Indexing inconsistency

- Paul Galli brought up an email from a surveyor who asked why it is that county auditors have to index down to the sixteenth of a section but the DNR only needs to index down to the quarter.
  - Discussion ensued regarding whether the DNR should change to do the same as the auditors or if the auditors should change to only index to the quarter. Either way, as it stands, the auditors have to index down to the sixteenth but there is no such mandate for the DNR to do so. Currently, the DNR's database software does not offer the ability for this indexing addition.
  - Kris Horton advised caution in that seemingly simple changes can result in unforeseen negative impacts.
  - Pat suggested that the holistic update to RCW 58 might be an opportunity to make a change, if any.
  - Paul agreed to contact the surveyor who had raised the question and explain that this change is not deemed necessary or practical at this time.

### 2. Erielle Lamb was formally welcomed to the SAB.

3. Bruce Dodds asked for opinions regarding a case wherein a surveyor had set a monument on a boundary between 2 parcels and had tied encroachments but then pulled the monument and was asked by the client to not record a survey. Discussion followed with no additional action taken by the SAB.

4. Sam Mutt reported that the GPS on Benchmarks program is basically done. Sam has learned of an initiative to allow for the use of all satellite constellations, not just GPS.

5. Martin reported that the BLA Model Ordinance is still in the works, although no work has been done recently but is looking for an update from Walt Dale.

- Sam sent out drafts to various counties about 3 months ago but has not heard anything back. Sam also stated that there seems to be confusion between a Boundary Line Agreement versus a Boundary Line Adjustment.
- Martin wants to address this issue again in the next meeting.

## Next Meeting Date

1. Martin mentioned that the next meeting will be his last meeting as the SAB chair.
2. The next meeting is planned to be Thursday, April 28<sup>th</sup>, with location to-be-determined, possibly at the PLSO or at a hotel in Seatac. July 28th meeting may be in Spokane.

## **Adjourn**

- Martin Paquette adjourned the meeting at 10:47 a.m.