



Okanogan County Hearings Examiner Meeting Minutes

1 A regular session of the Okanogan County Hearings Examiner was held on January 10, 2019 at
2 10:00 a.m. the Commissioners' Hearing Room, 123 5th Avenue North, Okanogan, Washington.

3 **OKANOGAN COUNTY STAFF:** Dan Beardslee Hearings Examiner, Perry Huston Director of
4 Planning, Angie Hubbard Natural Resource Planner, Cortney Ingle Administrative Secretary

5 **APPELLANT/APPLICANTS OR THEIR REPRESENTATIVES: Mr. Alex Thomas**

6 **Others in Attendance: Alex Thomason**

7 Mr. Beardslee opened the public hearing at 10:00 a.m. and explained the process of the
8 Hearings Examiner meeting.

9 **New Business**

10 • **Breeze Open Space 2018-1**

11 Perry and Angie sworn in by Mr. Beardslee. Angie explained what resources the property holds.
12 Mr. Beardslee asked what the return to agricultural reproduction means. Perry explained the
13 process of changing use classifications. Perry and Mr. Beardslee discussed if the land qualifies
14 to be under the OSOS classification. Perry then explained how land could qualify to be
15 classified as OSOS and what the land owners would need to do in order to qualify for this.
16 Assessor Gilman sworn in by Mr. Beardslee. Assessor Gilman explained what qualifies land as
17 commercial agricultural and how this particular record came up for review. Gilman explained
18 that the land owners plan is to bring in cattle to graze. Gilman followed that statement by
19 explaining the amount of land needed to support certain numbers of cattle and whether the land
20 be dry land or irrigated. Alex Thomason, Breeze's representative, introduced himself and
21 submitted in documents to Mr. Beardslee for review. Mr. Thomason explained, on land owner's
22 behalf due to the owner having the Flu, how the land was transferred from husband to wife in
23 order to get female based loans in order to have a female run business. All of this due to the
24 father being in his 80's and no longer able to run cattle or to take care of the land. Mr.
25 Thomason went into explain how part of the land may be a winter concentration area for mule
26 deer and provides additional habitat. Mr. Beardslee and Angie discussed if the land qualifies as
27 critical areas or for endangered species. Mr. Thomason pointed out exhibits F and G findings of
28 fact to Mr. Beardslee. Mr. Beardslee called up Assessor Gilman. Gilman explained the problems
29 that the land owners are looking at with this particular land if they are wanting to graze a large
30 number of cattle

31 . Mr. Beardslee and Assessor Gilman discussed land uses for current use ag and OSOS and
32 the land owners eligibility for either. Discussion went on to the subject of how part of the land
33 being in Okanogan County and the other part of the land being in Chelan County and whether
34 or not the land qualifies for growing hay or for grazing cattle. Mr. Thomason stated that the land
35 in Chelan County has been approved but was not sure if that was approved under OSOS or
36 Open Agriculture. Gillman went on to state that if he had known the land was conjoined that he
37 would have contacted the Chelan County Assessor to get more information. Mr. Beardslee
38 stated that he is interested in getting more information on this to better his knowledge. Perry
39 explained the challenges for processing this application and the questions that he has for the
40 land owners. Perry asked Mr. Beardslee if he would be open to leaving the record open to give
41 the land owners a chance to give more detail on the subject. Mr. Beardslee stated that he was
42 unaware that the land was tied to land in Chelan County. Gilman explained that in his opinion
43 the land owner needs more land/acreage/leases in order to run the number of cattle that the
44 land owner is wanting to run. Mr. Beardslee stated that he will be leaving the record open until
45 5:00 PM on January 18th, 2019 so that Mr. Thomas could get a more specific plan for the land
46 from the land owner.

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48 **Hearing Examiner closed the meeting:** January 10, 2019 meeting adjourned at 10:45 am

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50 Cortney Ingle
51 Administrative Secretary
52 Okanogan County Planning
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