

1 **RECORD OF THE PROCEEDINGS**

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3 **OKANOGAN COUNTY**

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5 **JULY 2, 2018**
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8 9:00 AM Review Commissioners' Agenda and Consent Agenda
9 9:30 AM Briefing Among Commissioners' – Discuss Individual Weekly Meetings & Schedule
10 10:00 AM Executive Session – RCW 42.30.110 (1)(g)
11 11:00 AM Discussion - Town of Winthrop Application for RCO Funds – Rocklynn Culp, Town Planner
12 1:30 PM Update – Planning – Perry Huston
13 *Planning Dept Study Session*
14 *Planning Administrative Study Session*
15 4:30 PM Review Meeting Minutes
16

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18
19 The Okanogan County Board of Commissioners' met for its regular session on July 2,
20 2018, with Chairman Commissioner Jim DeTro, Commissioner Chris Branch,
21 Commissioner Andy Hover, and Laleña Johns, Clerk of the Board, present.

22
23 **Review Commissioners' Agenda and Consent Agenda**

24 Commissioners' reviewed the material for this week.
25

26 **Briefing Among Commissioners'–Discuss Individual Weekly Meetings & Schedule**

27 Commissioners' discussed individual meetings they attended.
28

29 Commissioner Hover discussed the Lake Roosevelt draw down conversation that
30 happened amongst the NEWC counties last week.
31

32 Commissioner Hover updated the other members on the NEWC meeting in Pend Oreille
33 County on Friday. A conference call happened there with the new US Forest Service
34 Chief. The group had drafted a joint letter to the Chief as a follow-up to the conference
35 call.
36

37 Commissioner DeTro discussed the Forest Service travel plan and wondered why a
38 member of the public knew more about the plan than the commissioners'. He wondered
39 if there was some coordination needed on this plan as in the past they have ignored the
40 need to coordinate with the county until the last minute.
41

42 Commissioners' discussed correspondence they received last week from an
43 anonymous writer regarding concerns/complaints about the Community Action Council.
44 The letter was addressed to the Community Council, but the commissioners' received a
45 mailed copy. The commissioners' discussed how to proceed with the claim.
46 Commissioner Branch sits on the Community Action Council and had discussed receipt
47 of the letter during the council meeting last week.

48 Commissioner Hover suggested the county draft a letter to OCCAC that outlines that
49 the BOCC will wait for OCCAC to respond on how it has dealt with the situation.
50 Commissioner Branch asked that the situation be treated confidential acknowledging
51 that it is public information and could be available upon request. The commissioners'
52 asked Mr. Gecas to draft the letter.

53

54 **Executive Session – RCW 42.30.110 (1)(g)**

55 It was found executive session not necessary once the board discussed with Mr. Gecas.

56

57 Katie Haven, member of the public, arrived at 10:45 a.m. to take hand written notes.

58

59 **Discussion-Town of Winthrop Application for RCO Funds–Rocklynn Culp,**

60 Jeanie White, Conservancy, Perry Huston

61

62 Ms. Culp explained the Town of Winthrop is applying for RCO funding to acquire 139
63 acres for an open space park and are required by state statutes to “confer” with the
64 county. RCO Grant App. #18-1855A. She provided the maps, letter, and project
65 application report. (attached) One map showed the Town of Winthrop Comprehensive
66 Plan annexation and growth considerations. Use of alternative terminology was used for
67 “potential” areas of interest.

68

69 Ms. Culp provided details of the projects. She said the property is immediately adjacent
70 to the town of Winthrop boundary. The property is intended to allow/provide an open
71 space park that protects shrub steppe habitat and provides passive outdoor recreation
72 and a trail network.

73

74 Ms. Culp explained some of the features of the proposed project area. Ms. White
75 explained the property proposed use is consistent with the conservancy background.
76 Conservancy had purchased the property in May 2018 with funds donated for a project
77 like this. It is an opportunity fund with sales of other property helping to support the cost.

78

79 There is a portion of the property below the irrigation ditch that would likely be annexed,
80 but probably not all the property because there is not enough existing water rights to
81 serve the area. Commissioner Hover said what the board looks at is what is coming off
82 the tax rolls and the impacts of losing the tax from those properties. He read from the
83 Tax Sifter the amounts and entities impacted. Ms. Culp explained the portion below the
84 ditch would likely be developed and in that case the tax base would increase.

85

86 Ms. White explained the conservancy originally purchased 146 acres with 138 being
87 partly gifted to the town. Commissioner Hover discussed the benefits of only developing
88 the portion below the ditch. Commissioner Branch asked if a letter of support was
89 requested. Ms. Culp replied, yes. Commissioner Hover stated one would be placed on
90 the county letterhead for commissioners’ approval.

91

92 Commissioners’ adjourned for lunch at 11:30 a.m.

93

94 Katie Haven, member of the public taking notes.

95

96 **Update – Planning – Perry Huston**

97 Angie Hubbard,

98

99 Commissioner Branch opened up the meeting.

100

101 *Planning Dept Study Session*

102 Director Huston has been called by DOE for shoreline master program congratulating
103 the county on it program. He will use that opportunity to get a handle on how the
104 decisions will be implemented. He will let the commissioners' know when that is
105 scheduled.

106

107 *WATV Maps*

108 Director Huston explained he was contacted by State Parks enforcement officer in the
109 Pearrygin Lake area regarding a meeting to discuss county roads proposed to be
110 opened for WATV. The commissioners' wanted a public open house style meeting, he
111 will offer the officer some time on Engineer's time if needed. Do the commissioners'
112 have direction? A notice about the meeting would be published.

113

114 Commissioner DeTro asked what the requirements are for coordination of the Forest
115 Service Travel management plan with the county. Director Huston relayed that the EIS
116 did not close the roads, it adopted the methodology that all roads be closed unless
117 opened by certain action. Commissioner Hover thought a letter to them on the progress
118 of the Travel Management Plan. Does the board wish to include Forest Management
119 Plan? Yes, there were seven significant issues identified, but with no connectivity
120 between the two plans. Commissioners' discussed the points they would like included in
121 the letter to Mike Williams. He will draft for commissioners' review. Commissioner
122 Branch would like the two issues articulated as separate letters.

123

124 *WRIA 48*

125 Director Huston provided draft maps that tie into permit well tracking in each of the
126 reaches. There may need to be additional review in the reach to determine water that is
127 connected to the Columbia. With information DOE has provided, planning staff can
128 begin to fine tune that in the lower Methow reach. Commissioner Hover explained a
129 previous conversation with DOE about the reach.

130

131 We do not have real feedback from Ms. Voelkers on the last notices he created.

132 Director Huston explained Jay O'Brien had no problem with the county being the lead
133 entity and contracting with the Conservation District; however, he offered certain
134 desirable conditions regarding make-up of the Watershed Committee.

135

136 Director Huston would like to come up with at least the list of organizations to solicit as
137 well as a list of names to be solicited. Gravitating towards environmental interests.
138 Commissioners' discussed breaking out the different interests between groups of
139 people, and wondered of the interests of the unnamed groups. He suggested the board

140 narrow down the number of people to be chosen. He comes back to folks seeing this as
141 something they must be involved with. The mission by statute is much more refined.

142
143 The water banking meeting was rescheduled to July 23 from July 9.

144
145 *Code Enforcement*

146 Director Huston explained some issues popped up and he issued a work stop order on
147 the recycle operations. He has been in contact with the operator on the issues to be
148 remedied. One of the things to be fixed is that the fence.

149
150 Director Huston explained the issues with a weekly inspection on the progress. So far
151 the operator is cooperative. Noting that this enforcement work has been going on for a
152 long time. Commissioner Branch thought pictures of five different fences that would
153 comply might be helpful to demonstrate options for compliance to the property owner.

154
155 Nightly rental letters will go out this week for the annual license process.

156
157 *Comprehensive Plan*

158 Commissioners' reviewed the draft map showing NRCS codes on against the Ag
159 parcels. Commissioner Branch gave some background on the map (1992) that he
160 reviewed with a committee on Ag lands back in 1992. Some of the issues then are the
161 same issues now with regards to water and water rights. Recently, agriculture lands
162 have been put into conservation with some conserving farm grounds. The board
163 continued to discuss the map and regulations that would not have to be imposed and
164 still comply with the planning enabling act. There are portions of GMA that must be
165 brought into the planning enabling act so what do we need to do to comply.
166 Commissioner Branch explained the reason for designating Agricultural Lands of Long
167 Term Commercial Significance in compliance with the GMA. The soils map approach
168 may be considered the best available science to designate to achieve compliance as
169 best we can. We are not required at this time to regulate and how we do that would be
170 another subject to address if we were to exceed 50K population.

171
172 Ms. Hubbard provided the board with the soil data as shown on the NRCS website. The
173 mineral lands and mining designations were discussed. The county didn't really
174 designate those. Commissioner Branch recalled the methodology utilized in the early
175 90's which identified levels of "potential" mineral development.

176
177 *Planning Administrative Study Session*

178
179 *Resolution Regarding Fairgrounds Well*

180 Commissioners' reviewed the resolution regarding the well drilling project bid award.
181 The "per foot" quote would be utilized with a limit of not to exceed. A change order
182 would be required from the driller if the project cost exceeded the quote. Commissioner
183 Branch asked about the county's bid process used for this project. Director Huston
184 explained the difference between a Public Work and other types of projects. He would
185 like the Director to articulate the differences side by side and how each process works
186 in accordance with the various purchases. A flow chart of our process would be helpful

187 and something constructive to getting what we need in place and so accurate policies
188 can be created in accordance with law.

189
190 Director Huston explained one problem we've had in the past where the project
191 specifications had not been front loaded. He further discussed the level of detail needed
192 for the Public Works processes compared to the well specifications. Bottom line is our
193 policy does not match the state's policy on bidding procedures and laws. The
194 commissioners' discussed the differences finally stating our policy should be adopted
195 consistent with the State policy and drafting a flow chart accordingly. The Clerk of the
196 Board reminded that the State Auditor audits our processes according to our policies
197 and our policy is not consistent with the states'. Commissioners' wished to consider the
198 resolution further in terms of process.

199
200 *Response to Audit Questions*

201 Commissioners' reviewed and discussed their response to the State Auditor regarding
202 the county's 2017 financial activities/anticipated changes.

203
204 **Motion State Auditor Response Letter**

205 Commissioner Branch moved to authorize the letter to the State Auditor regarding the
206 questions they posed about the county financial changes. Motion was seconded, all
207 were in favor, motion carried.

208
209 **Motion Joint Letter NEWC USFS Christiansen**

210 Commissioner Branch moved to approve Okanogan County signing onto the joint letter
211 of the NEWC and the Tri County Forest Group to the USFS Chief Christiansen to simply
212 reaching out and state the efforts to work productively with the Forest Service. Motion
213 was seconded, all were in favor, motion carried.

214
215 **Review Meeting Minutes**

216
217 The board adjourned at 5:00 pm.

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