

1 **RECORD OF THE PROCEEDINGS**

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3 **OKANOGAN COUNTY**

4  
5 **MAY 21, 2018**  
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7  
8 9:00 AM Review Commissioners' Agenda and Consent Agenda  
9 9:30 AM Briefing Among Commissioners' – Discuss Individual Meeting Schedules & Mosquitos  
10 1:30 PM Update Planning – Perry Huston  
11 **Planning Dept. Study Session**  
12 a. National Park Service-Letter Grizzly introduction  
13 b. Net Ecological Benefit-Workshop Briefing  
14 c. Critical Areas Ordinance-Review Schedule  
15 d. Planning Staff Position-Floating Holiday  
16 e. Comprehensive Plan Map Review-Review YN Comments  
17 **Administrative Officer Study Session**  
18 a. ..Lake Management District-Veranda Beach Feedback-Resolution of Intent to form LMD  
19 b. Fairgrounds Facility-Fee Schedule-Budget Management  
20 4:00 PM Public Hearing – Consider proposal to sell tax title property  
21 4:30 PM Review Meeting Minutes

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23  
24 The Okanogan County Board of Commissioners' met in Emergency Status for its  
25 regular session on May 21, 2018, with Chairman Commissioner Jim DeTro,  
26 Commissioner Chris Branch, and Laleña Johns, Clerk of the Board, present.

27 Commissioner Andy Hover was absent.

28 **Review Commissioners' Agenda and Consent Agenda**

29  
30 **Briefing Among Commissioners' – Discuss Individual Meeting Schedules & Mosquitos**

31 Public Works Engineer Thomson, Emergency Manager Maurice Goodall

32  
33 Maurice Goodall explained the EOC is transitioning out of the commissioners' hearing  
34 room. They still have the dept. of correction IIN team but they are demobilizing. The  
35 commissioners' hearing room should be available tomorrow morning. This incident is  
36 one more reason there needs to be dedicated space specifically for Emergency  
37 Operations. He updated the board on areas south of Oroville where river seepage is  
38 happening. He explained the expense of running pumps once the EOC teams leave the  
39 county will be burdened with those costs. He does expect a small rise in river levels by  
40 mid-week.

41  
42 Engineer Josh Thomson explained he is working with the city on another area being  
43 pumped. The pump is running about every other day here in the city of Okanogan and  
44 only the fuel cost is assumed. Blue Lake in the Sinlahekin is so full and the road is  
45 gone. The army corps has been informed and we are waiting for that response decision.  
46 It could use a couple larger size culverts.  
47

48 There is also a sink hole or storm drain issue on Asotin Street that the City of Omak is  
49 dealing with. Mr. Goodall stated he has not contacted FEMA yet on the costs and  
50 possible reimbursements we would have needed to meet the population for threshold.  
51 Mosquitos were discussed. Commissioner DeTro thought we should reach out to Shelly  
52 Short and Joel Kretz. He will get ahold of them. Mr. Goodall will ask Public Health about  
53 available resources for mosquito control, but that remedy will come down the pipe after  
54 the flood. We will need to follow up then. The mosquitos will be a problem everywhere.  
55 Mr. Goodall will also send out a damages survey to those along the river to get a good  
56 idea of damage and costs.

57  
58 Engineer Thomson explained the issues with the levee in the Lost River area. He said  
59 Commissioner Hover has facilitated the coordination with Forest Service to allow  
60 residents to protect their property.

61  
62 **Motion - Voucher Approval - Commissioners'**  
63 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080  
64 and those expense reimbursement claims certified as required by RCW 42.24.090 have  
65 been recorded on a list, and made available to the Board. As of this date, the Board did  
66 vote, by unanimous vote, to approve the regular vouchers in the amount of \$570,694.62  
67 and Payroll vouchers in the amount of \$892,363.15. Warrant numbers as cited on the  
68 attached blanket voucher list. Motion seconded and carried.

69  
70 **Motion Public Health Voucher**  
71 Commissioner moved to approve the Public Health Vouchers in the amount of  
72 \$36,056.11, including payroll vouchers. Warrant numbers as cited on the attached  
73 blanket voucher list. Motion was seconded, all were in favor, motion carried.

74  
75 **Update Planning – Perry Huston -Angie Hubbard**  
76 Members of the public taking notes: Isabelle Spohn, Kit Arbuckle, and Lorah Super

77  
78 **Planning Dept. Study Session**  
79 1. National Park Service-Letter Grizzly introduction  
80 Director Huston explained additional changes consistent with the commissioners'  
81 wishes were incorporated into the draft letter, but the Clerk of the Board informed him  
82 the letter was already put in the mail last week.

83  
84 2. Net Ecological Benefit-Workshop Briefing  
85 Director Huston updated the board on the workshop and what was discussed. There is  
86 suggestion coming out of DOE that we should follow more of the process used for the  
87 Voluntary Stewardship Program. Director Huston explained two timelines the board  
88 should be aware of. The DOE is coming out with interim guidelines and promises those  
89 at the end of May for WRIAs on the 2019 timeline.

90  
91 The universal law on net ecological benefit was discussed. The concepts of water for  
92 water was discussed and the Department of Ecology saying water for water, same  
93 place same time, is ideal. Then some kind of fisheries enhancement tied to fisheries e  
94 will ring the gong for net ecological benefit. Part of the discussion is where the money is

95 going to go. There is concern the money will be gobbled up by staff time with little going  
96 to bricks and mortar, and there are concerns of Okanogan County and the Yakama  
97 nation about not being included in WRIA 49 discussions. There is a planned  
98 conversation between the tribes on how this is going to work. The results of that  
99 meeting will be conveyed on the net ecological benefit and how precisely that gets  
100 stated and is the target.

101  
102 3. Critical Areas Ordinance-Review Schedule  
103 Director Huston reminded the board that we are under the 2018 timeline for the Critical  
104 Areas Ordinance review. He will do some outreach to those with specific concerns. At  
105 some point a discussion will need to happen. A list of changes was thought to have  
106 been created for commissioners' to look at.

107  
108 4. Planning Staff Position-Floating Holiday  
109 In reviewing the union contract, it appears union employees picked up an additional  
110 floating holiday and the Planning Dept. requested that all non-bargaining employees  
111 also receive the additional floating holiday. Commissioners' asked if all union contracts  
112 allowed the additional floating holiday. Director Huston replied the contracts he looked  
113 at did. He wasn't sure if he saw all of them. The commissioners' explained they would  
114 like to have all three commissioners' present to discuss. Commissioner Branch said it  
115 seemed like a reasonable request. He also noted the previous planner position filled by  
116 Lauren Davidson remains unauthorized to be filled. He asked the board if they would  
117 consider filling it now.

118  
119 5. Comprehensive Plan Map Review-Review YN Comments  
120 The question is what the board wishes to do with the public lands. The designation of  
121 resource lands was discussed and the map projected on the wall for reference. Other  
122 counties had designated Forest of long term significance. NRCS Farmland designated  
123 lands map was reviewed. State agencies must follow our zoning code and coordinate,  
124 with minor exceptions, and the Feds assert they don't have to. Commissioner Branch  
125 explained the difficulties with designating the resource lands. He explained his  
126 concerns. Director Huston noted the Comp Plan does speak to Ag lands. There is  
127 language through zoning that supports Ag lands in the Comp plan. Most of the rural  
128 area also has language supporting agriculture. Director Huston said, previously, some  
129 activities were permitted in a resource designation, but that did come out of the plan  
130 later on. We could return to something like that; however, it does take a lot of narrative.  
131 Commissioner Branch continued to discuss his thoughts on management tools. If  
132 designating forest lands the narrative should explain why so everyone understands that.  
133 If Commissioner Hover insists that we designate resource lands then Commissioner  
134 Branch would like to see a narrative that goes along with the designations.

135  
136 Before, development was to be allowed in areas with close proximity to services. A map  
137 was shown of lands that qualified for resource designation and that was the tact taken  
138 before. If areas were already developed on paper but not built out then those were  
139 taken into consideration. Commissioner Branch explained there are some rural private

140 lands in the middle of forest land; those would be defined because they are on the  
141 highway. What does it imply of those properties, to further subdivide? How would those  
142 be identified, rural or what? That is the narrative that should go along with the  
143 designation.

144  
145 Director Huston said he will create a map for timber and soils and create narrative for  
146 those. Okanogan County does not have a public reserve zone with certain restrictions  
147 like a PR contract zone. Commissioner Branch said the overlay would be used to show  
148 developers predictability for the areas they wish to build in.

149 ***Administrative Officer Study Session***

150  
151  
152 c. Lake Management District-Veranda Beach Feedback-Resolution of Intent to form LMD  
153 The last map iteration was provided to the board. (attached) Veranda Beach was asked  
154 and they declined to be part of the lake management district. The proponents of the  
155 district suggested an annual budget of \$48,000 and did not want to be banking any  
156 extra collections and they didn't want to collect too little and not be able to do anything.  
157 He ran the numbers and the assessment would be around \$160 annually for people. He  
158 discussed those that would be excluded and those to be included. The Board can  
159 reduce the boundaries but cannot expand it. Director Huston asked for direction on  
160 setting the public hearing. Commissioner Branch asked about enforceability in terms of  
161 Veranda Beach not taking care of their milfoil. There is nothing that would prevent the  
162 district from treating the area, but Veranda Beach has a robust treatment program  
163 already. He was okay leaving them out, but it was contested by some people.

164  
165 Director Huston will create another map that captures all the properties and a resolution  
166 to be reviewed. A public Hearing will need to be set to take place in the City of Oroville  
167 Chambers.

168  
169 d. Fairgrounds Facility-Fee Schedule-Budget Management  
170 Director Huston stated Stella Columbia, the new event coordinator at the fairgrounds,  
171 started last week. The event went well over the weekend.

172  
173 The fairgrounds facilities hourly rate fee schedule was discussed. Commissioner DeTro  
174 explained the Rubicon team that came in and used the Agriplex will not be charged for  
175 the space they did not get. Security didn't show up either so they will be refunded for  
176 that cost. Commissioner DeTro would like to honor the agreement for use of the  
177 grounds for the portion of what they used.

178  
179 The commissioners' discussed whether or not the fairgrounds facility maintenance  
180 budget should be located in the Courthouse Complex maintenance budget now that all  
181 other facilities are under it. Commissioner Branch asked if the fairground costs were  
182 being tracked. This will be further discussed once Commissioner Hover returns. Director  
183 Huston will come up with a proposal to discuss at another meeting. The Clerk of the  
184 Board explained if the fairgrounds maintenance budget was added to courthouse

185 maintenance budget and bills processed by the Commissioners' staff that she wanted to  
186 make the commissioners' aware that there are only two people in the commissioners'  
187 office who already have a full workload. The impacts of the added work were discussed  
188 and she recommended the board consider the extra work load on staff.

189  
190 Joe Poulin explained over the weekend a heavy dumpster was placed over the water  
191 lines and sewer system of the new bathroom at the fairgrounds and he hoped nothing  
192 was broken. The grounds were left in good condition otherwise.

193  
194 Director Huston briefly discussed WATV SEPA and first issued DNS, but has not been  
195 set for hearing yet.

196  
197 **Public Hearing – Consider proposal to sell tax title property**  
198 Leah McCormack, Angie Hubbard, Perry Huston

199  
200 Commissioner DeTro opened the public hearing up to staff report.

201  
202 Director Huston provided his staff report. He explained the background of the county  
203 receiving a letter from Tory Wulf of Cascade Holdings and Gebbers Farms requesting to  
204 purchase four tax title properties that adjoin property they currently own. He noted the  
205 sale would be in accordance with RCW 36.35.150 (1) (b & c). The parcels are  
206 2400460100, 2400451600, 2400431700, and 240630600. The properties are located  
207 just outside the Town of Brewster near the Brewster airport. The maps obtained from  
208 the county are only for reference. The assessor recently valued the properties at \$500  
209 each. The county may sell tax title property when it is not practical to build on the  
210 property due to the physical restrictions or when the value is less than \$500. We did  
211 issue public notice even though we are not required to publish, but he wanted to provide  
212 an opportunity for the public to testify. The question is if the commissioners' wish to  
213 dispose of the property and are the commissioners' okay with the value. Does the  
214 Treasurer have any observation?

215  
216 Treasure McCormack stated, since the parcels were defaulted on in the 1930's for not  
217 paying taxes. She had no records on file; so she had to research and find the deeds. In  
218 looking at the parcels and speaking with Larry Gilman the Assessor the \$500 is the  
219 lowest value the Assessor will place on properties. In her opinion selling the properties  
220 to the adjoining landowner is perfectly in line with the RCW.

221  
222 Director Huston explained a resolution has not been drafted yet. Based on the direction  
223 of the board, he can draft a resolution for later review.

224  
225 Commissioner Branch asked why the properties were considered to be unbuildable,  
226 was it the assessor's determination. Director Huston replied it was the commissioners'  
227 determination. But based on size of the parcels, the property would not meet septic  
228 requirements and appear to be not buildable on their own. Commissioner Branch  
229 thought the parcels looked like they provided access to the highway. If the property  
230 intrudes on to the right of way of the house it may be problem. Treasurer McCormack

231 said she believes the Cascade Holdings is the only logical entity to sell to. It does put  
232 the land back on the tax rolls and would now revert to the adjoining landowner.

233 Director Huston recommended the properties be absorbed into the adjoining parcels of  
234 the land owner rather than leaving as fee simple lots.

235  
236 Commissioner DeTro closed staff and opened to public seeing no public he opened up  
237 to commissioner discussion.

238

239 **Motion Tax Title Property Sale**

240 Commissioner DeTro moved to direct Planning staff to prepare a resolution for the sale  
241 of the four properties 2400460100, 2400451600, 2400431700, and 240630600 to be  
242 sold under the authority in RCW 36.35.150 (1) (b)(c) to Cascade Holdings LLC. Motion  
243 was seconded, all were in favor, motion carried.

244

245 The board adjourned at 4:50 pm.

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