

Okanogan Board of County Commissioners  
10/15/2018

JD—Jim DeTro  
AH—Andy Hover  
CB—Chris Branch  
LJ—Lalena Johns-clerk to the Commissioners  
PH—Perry Huston, County Planner  
AHub—Angie Hubbard, Planner  
CS—Char Schumacher, Planner  
JS—John Sunderland—Counsel for Lee Whitakker.

*This is a paraphrasing of conversations by one of several volunteer citizen note takers and published on the website of Okanogan County Watch (countywatch.org). Any writer's comments or explanations are in italics. For officially approved minutes of Board of Commissioner meetings, normally published at a later date, see [www.okanogancounty.org](http://www.okanogancounty.org).*

**Summary of significant discussions**

***McKinney Ridge Planned Development Agreement—update on the agreement.***

***Pitney Bowles rental agreement—postponed until next week.***

***WRIA 49—discussion on membership of the Planning Unit. Membership list is included, beginning on page 5 of these notes.***

***Planning Department budget—Perry Huston predicts a surplus this year and is tracking his expenditures so the Commissioners will be able to see what categories are being overspent.***

***Okanogan County Code 16—Subdivisions. Short discussion of timing and procedures for wells.***

***Tonasket EMS voucher, Lake Management District, Champerty Shores Sewer Extension, Parks and Recreation Board—short discussions on all these topics.***

***Comprehensive Plan update—Commissioners discuss three alternatives Perry Huston has written, along with plans for a Draft EIS leading to the final EIS.***

**1:30 McKinney Ridge Planned Development Agreement**

CS—In a minor modification, the outlay of the lots has been changed. They also now have a noxious weed control plan, they're signed on with Okanogan County Electrical Co-op, and they have a water system.

JD—Is the water system Class A or Class B? If it's over nine lots, it has to be Class A.

AH—What's the modification?

CS—How the lots are laid out. It's in the packet I handed out. The number of lots is the same.

JS—We're in the process of acquiring a Class A license. The requirements for Group A have changed and we're working on the documents.

JD—Any public comments? No, so I'll open it up to the board.

AH—This creates a more serviceable area.

JD—You need one correction. Page 7, Sec. 1A. It says to implement the noxious weed program, you'll hire this particular person. But he just went out of business.

JS—We've hired a different company.

AH—I move we approve resolution 2018-15.

Motion passes 3-0.

### **1:38 Pitney Bowles rental agreement**

PH—I'll postpone this until next week, while we look for another vendor. We've got issues with getting service.

### **1:40 WRIA 49 (Okanogan Watershed)**

AHub projects the list of WRIA 49 Planning Unit Members from her computer. (The list begins on page 5 of today's notes.)

AH—This organization should be changed to a Technical Advisor.

JD—You've got three Irrigation Districts that are Class A Water Systems: Pinecrest, Crumbacher, and Westview.

CB—Is Aston an Irrigation District?

AH—That's what they call themselves.

AH—We've got irrigators (Private Water Rights Holders). Use the largest districts in the three directional ones. (North, Central and South)

CB—What if one person fills two seats? Does s/he get two votes? That needs to be clarified.

PH—There's going to be some overlap. Water rights holders can be in other groups, too.

PH—What we really need to do is get the three questions answered:

1. How many permanent exempt wells will there be in the next 20 years?
2. How much water will those wells use?
3. (Too rapid to record)

PH—The Colville Confederated Tribes are listed as Technical Advisors, but they don't return my calls. Some have suggested that they be included in the Tech Advisors.

CB—We should add the Upper Columbia Salmon Recovery Board to the Technical Advisors.

CB—Also, remove Lake Ososyoos Water Quality Board. They deal only with lake water quality. The Okanogan Water Board would be more useful. It's part of the Canadian Ministry of Environment.

AH—Perry, where do you read that Initiating Governments don't vote?

PH—Usually if you're the ones sending in the report, you don't vote.

CB—That's the way it was with other groups.

AH—So it's just a planning report and the BOCC can say Yes or No?

PH—You're the organization that has to answer the questions legislation requested. If you don't the Department of Ecology (DOE) will answer them for you.

PH—Two Initiating Governments want to talk to me next week. If we're getting closer, I can send this list of them. Omak is concerned about the group being over-large.

CB—It's good to have environmental groups at the table to see what they want, especially those groups that might file suit.

PH—Do we want to have all the Municipal Water Rights Holders?

Comment from audience—Brewster has already got a guy.

AH—Just leave them on and they don't have to show up

AH—Does the legislation require the WRIA to operate by consensus? Does Vanessa (of the DOE) know?

PH—I'll update the list if I hear from people.

## **2:10 VSP and Planning Department budget**

PH—I've projected expenses through June, 2019. A full-time Planner 1 is funded from Sept. 1, 2018, but we missed that, and the position for Administrative Secretary is vacant for a few weeks. All and all, I'll be approximately \$7,000 in the black this year.

PH—In a previous discussion, you wanted to see the negatives so we can see where the money was overspent.

AH—Yes.

PH—So I'm just tracking the bottom line, and I'm still OK on that.

PH—Anything on VSP? No.

## **2:15 Okanogan County Code 16—Subdivisions**

PH—In WRIA 48 in closed basins, you have to submit a letter from the DOE with permission to dig and use a well subsequent to assertion the well's not (too rapid to record). It's not a complete application without the final OK.

PH—If we adopt the interim control, we can get people to do it right now.

PH—You can adopt the interim and set a public hearing or just set the hearing. If you want to send it to the Planning Commission, then set the public hearing.

AH—We don't need to send it to the Planning Commission. This is just changing the timing.

CB—What's the time until a hearing?

AH—Let's just go to the public hearing.

## **2:20 BOCC convenes as Tonasket EMS**

PH—This voucher needs approval.

CB—Remind me what these two line items are.

PH—In the agreement, there's a base payment and then an extra payment for the first three years of the contract. After that, there's just the base payment.

JD—Voucher approved 3-0.

## **Reconvening as the BOCC**

### **2:25 Lake Management District #1.**

PH—I'm working with the Treasurer to set up a meeting. You'll be sitting as the Board of Equalization at the public hearing where people can complain about their assessment. They have to submit the complaint in advance.

CB—Is the hearing a one-time deal?

PH—Yes. You'll see this in the first part of December.

### **2:27 Champerty Shores Sewer extension.**

PH—The sewer extension will cost less than I thought it would.

CB—What's this amount? The copying cut it off.

PH—I'll have to check.

PH—There's only a short window when we can do the work: after the irrigation stops but before it freezes.

PH—Tomorrow I'm going to Oroville to see if they'll do a revenue bond or whatever. The Treasurer wants to make sure there will be a revenue stream to pay for the price of the bond.

CB—Is the estimate calculated using prevailing wage?

PH—I asked for prevailing wage and a different estimate, too, but I don't know which this is. I'll check with Tim.

CB—Where's the sales tax?

PH—I asked him for the total cost, so I’ll ask about sales tax and connection costs,

CB—Who manages the project?

PH—We don’t have the staff and I don’t know about Public Works.

CB—Who’s the engineer of record.

PH—I’ll know more after tomorrow night’s meeting.

### **2:30 Parks and Recreation Board**

PH—The Fair Advisory Committee was created with people from the Parks and Recreation Board, but that Board wasn’t dissolved. There’s still a board, but it has no members. So I gave it a different mission—oversite on trails, etc. We have two county trails, park ground outside of Winthrop, etc.

AH—I want to see the scope, duties and mission.

CB—There’s stuff we need to talk about.

### **2:35 Comprehensive Plan**

AHub projects the Comp Plan from her computer.

PH—I created three options using the mid-range population projections. There’s not much difference in policy between Alternatives 1 and 2. Alternative 3 has much more restrictions to growth in rural areas. It includes partial consolidation. Required to preserve larger lots when parcels are contiguous with a common owner.

AH—This isn’t set in stone. You can comment on your preferred alternative and how and if you’d want it changed.

PH—I’ll add new language concerning wildfire.

PH—Shows maps—Alternative 2 has the rural smaller than Alt 1. In Alt 3, the rural is much smaller. It went to Ag.

CB—These are very distinct alternatives.

AH—How long is it?

AHub—51 pages.

PH—But the alternatives are just approximately 4 pages.

PH—There’s also a discussion of “More Completely Planned Areas” (MCPA). It’s an appendix. Should I change this?

CB—The progress we’re making shows we’ve got enough to do, but maybe it should be a chapter.

AH—This should be sent to the Farmers’ Bureau, I see them tomorrow.

PH—The Yakamas are also interested.

CB—If we have groups looking at it as a preview, should we have alternatives?

AH—It’s more to inform people if they see something really out of whack, they’ll know to make a comment.

PH—So I’ll make an environmental checklist and send it out. I’ll identify significant issues we’ll write the Comp Plan around—water, traffic, wildfire protection, whatever. We’ll have a Draft Environmental Statement (DEIS) and have a hearing on it. I’ll take the comments and write the final EIS. The BOCC can amend the EIS or not.

CB—Should we just send it out and get comments? How perfect can you get it before you send it out?

PH—I’ll send it to the potential litigants.

PH—Any questions? Anything for me?

BOCC—No.

3:00 Notetaker leaves.

**Water Resource Inventory Area #49  
Planning Unit Members  
Revised 10/12/18**

**Initiating Governments (Selected by Entity)**

**1) Okanogan County**

Commissioner, Member  
Alternate

**2) Oroville – Tonasket Irrigation District**

Jay O'Brien  
Alternate

**3) City of Omak**

Cindy Gagne  
Todd McDaniel

**Water Right Holders-Municipal (Selected by Entity)**

**4) City of Okanogan**

Christopher Johnson  
Shawn Davisson

**5) City of Tonasket**

Christa Levine  
Alternate

**6) City of Oroville**

Jon Neal  
Robert Fuchs

**7) Town of Conconully**

Mayor  
Alternate

**8) Town of Riverside**

Sharma Dickinson  
Josh Crofoot/Jason Hubbard

**9) City of Brewster**

Member  
Alternate

**10) Okanogan PUD No1**

Member  
Alternate

**Water Rights Holders-Private (Appointed by Initiating Governments)**

**11) North**

Member  
Alternate

**12) Central**

Jim Soriano  
Alternate

**13) South**

Member  
Alternate

**14) Other Irrigation Districts**

Whitestone  
Aeneas  
Pinecrest  
Crumbacher  
Westview  
Okanogan  
Sun Crest  
Aston  
Alta Vista  
Helensdale  
Brewster Flat

**Organizations (Selected by Entity)**

**15) Okanogan County Cattlemen's Association**

Jerry Barnes  
Rachel McClure

**16) Well Drillers**

Chester LaFontaine  
Alternate

**17) Okanogan County Horticulture Association**

Member  
Alternate

**18) Realtors**

Rocky Devon  
Alternate

**19) Okanogan County Farm Bureau**

Nicole Kuchenbuch (T)  
Alternate

**20) Economic Alliance**

Roni Holder-Diefenbach  
Alternate

**21) Okanogan Land Trust**

Anna Burica  
Jerry DeBacker

**22) Okanogan Highlands Alliance**

Jennifer Weddle  
George Thornton

**23) Columbiana**

Jere Gillespie  
Stuart Gillespie

**Interests (Appointed by Initiating Governments)**

**25) Landowner at-large – North**

Mike Kelly

Alternate

**26) Landowner at-large – Central**

Mariah Cornwoman

Alternate

**27) Landowner at-large – South**

Member

Alternate

**28) Private Timber Management**

Member

Alternate

**Technical Agency Advisors (Selected by Entity)**

- **Colville Confederated Tribes**
- Washington State Department of Ecology
- USDA Forest Service
- Washington State Department of Fish and Wildlife
- Washington State Department of Natural Resources
- USDI Bureau of Land Management
- USDI Fish and Wildlife Service
- Corp of Engineers
- Water Conservancy Board
- Bureau of Reclamation
- **Washington Rivers Conservancy/Trout Unlimited**
  - Member
  - Alternate
- **Washington Water Trust**
  - Kristina Ribellia
  - Susan Adams
- **Homebuilders**
  - Kirsten Vanderhalf
  - Mike Howe
- **Council on Environmental Law and Policy**
  - Trish Rolfe (T)
  - Alternate
- **Upper Columbia salmon Recovery Board**
  - Melody Kreimes
  - Sarah Walker
- Okanagan Water Board (Canada)