

Board Okanogan County Commissioners Notes

10-22-2018

Present:

JD – Jim DeTro - commissioner

CB – Chris Branch- commissioner

AH- Andy Hover- commissioner

PH – Perry Huston- Planning Director

LJ – Lalena Johns- Clerk

RR- Rocky Robbins

CS- Char Schumacher- Senior Planner

BR- Ben Rough - Dept head, Public Works

This is a paraphrasing of 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 Commissioners meetings, normally published at a later date, see www.okanogancounty.org

Summary: Details on postage rental agreement; decision to bypass Planning Commission and interim control re OCC 16, Subdivisions- proposed amendment; Invasive species & assessments, in Lake Manage't Dist; Champerty Shores: Sewer & water lines, easements, construction, roads, traffic; Parks & Rec Board: future plans; Comprehensive Plan & EIS: Alternatives, schedule, Planning Comm hearing, legal review; WRIA 49: mtg 11/8/18, Update, brief disc.; VSP: brief update.

POSTAGE MACHINE RENTAL AGREEMENT

RR- Current contract with Pitney Bowes, 5 yr contract, not pleased with customer service. Asked for 3 quotes, got 2. Neopost the least expensive. Not using a line of credit, so no late fees.

JD- 63 month lease?

RR- Get a new machine at 63 months.

AH- (*not heard*) something about department head.

LL – Department head decision

PH – 4 operations (*to rent from*), asked for 3, Pitney Bowes, Neopost responded, payment system doesn't mess with voucher system, cheaper, payment meshes, lease gets you the equipment.

AH- *not heard, muffled*

PH-proposal written

CB – You could look forward to a new machine.

RR- Hands papers to commissioners

OCC 16 SUBDIVISIONS-PROPOSED AMENDMENT

PH- Rapid abbreviated synopsis of what was discussed on 10-15, (refer to countywatch.org notes for details of amendment). Decision to bypass interim control and planning commission and go straight to hearing. November 19, 2018. Notice of hearing will be in newspaper.

NOT ON AGENDA

PH- Commissioners act a board of equalization, an assessment role, first of December, first review, might not be developable. Lake Management District (LMD) – your parcel should be subject to assessment. Set up an advisory board, looking for 5-7 members, salt around by zones, report to commissioners, the noxious weed board, some combination of.

CB – questions whether the commissioners should be reported to. Maybe report to the weed department.

PH- (*notetaker not sure about this*) – administer the program, intergovernmental governing body.

CB – too much interaction. Anna (Lyons) would be reporting to us on everything. Is there interest in people being on the board?

PH- other lake management districts have done more things like picnic areas, boat launches, etc.

CB- other LMD's probably don't have an agreement with the weed board.

PH- treatment of an invasive species. The mission is simple.

CB-Leave it to our agreement with the weed board. Mentions Lake Osoyoos Association.

JD- compares other LMD's and the effective jobs that they are doing.

CB- I think we should leave it to Anna.

PH- I'll chat with the folks who brought this up and see what they really want to do.

JD- those people could attend the weed board meetings.

CB- Lake Osoyoos Management District(LOMD) gets pretty busy when things aren't going well.

PH- I'll report to the group that brought this up.

CB- There are others around the lake. Should be pretty straight forward.

CHAMPERTY SHORES

PH – everyone's on board. Map is projected on screen. Explains where the sewer line, water line and drain fields will be located. The sewer line parallels the road near the lake. They will form a Local Improvement District.

Easel Chart – Bond Issue

\$750,000.00, 20 years, 4.5% interest, 54,540 yr, 30 lots – 1818.00/yr, **35** lots – 1558.00/yr

CB- \$150.00 /month added to sewer bill for 20 years for infrastructure.

PH- Discussion of elements of sewer system, size of line, that it is a gravity system.

County will be assisting them with the financing.

AH- 36K sounds like a lot but maybe it isn't.

PH – Need a good liaison between us and Department of Health.

AH – some lots are larger, look at maximum development.

PH – development agreement,

Ah – what happens in 20 years?

PH – latecomers fees

Ben Rough asks about whether a large parcel east of the proposed LID would be included at a later point, would it have to pay the fees, or just be able to hook up.

PH – Will go up to talk to various parties. Talking about easements for construction and maintenance.

CB – asks question about easements of the parcel owners

PH – I don't know.

BR – look at these roads to see if they might require improved standards before these people finish up their subdivisions.

PH – Part of the research is to figure out just where the road is on those lots. We probably need to figure out our road standards.

CB – frustrated owners where roads get increased traffic and nobody is maintaining it.

PARK AND RECREATION BOARD

AH – Put that on hold until we get the board more formalized. What is that board going to oversee?

PH – Very broad stroke. Driver behind that was the fairgrounds. Dissolved parks and recreation and formed the fair advisory committee; all they do is run the fair. Nothing in the records that say that was ever finalized. Trails and other bits and pieces and how to manage. This will not form a district.

AH – They are going to start planning and that's gonna cost money. Destination master plan. Look at all of the recreation opportunities. When we chose a company to look at that, they need to look at what we already have in place.

CB – There will be something that you want to do. So, that's why we started a committee. Work to create a parks and recreation plan. Scope out the old plan, look at it, look at opportunities for LTAC.

PH – RCO (??)

AH – Maybe we should get a board together.

PH – update the recreation plan, discuss who should be managing the various areas, Similkameen, (names others)

CB – got some groups involved, and volunteer opportunities came up.

PH- getting some grants to do things.

CB – emphasis on product development, product is started but it doesn't connect.

AH – Destination market plan, just get the word out.

JD – we got enough on our plate.

CB -Let's test the water. I don't see much going on. If you don't develop the product, then nothing happens.

PH – I'll put this back on the agenda in a few weeks.

AH – Contract it out.

PH – My department does the trails, I am not doing a review regularly. It is just there.

CB – County public works do have it. The planning of it can go both ways. That could be explored. Who's doing what?

PH – Mentions BLM crew that goes around and looks at things. Act as liaison to that kind of effort.

CB – I think people look to the county to lead a little bit.

PH – (not heard)

AH – Winter trails passes, it's a 6 digit number. They are charging for the trails.

PH – Could we charge? I don't know.

COMPREHENSIVE PLAN

Map 1 Comprehensive Plan Overlay

No Action Alternative - Plan of 2014

Rural and resource designation

City, rural, rural resources, resource recreation, mineral resource, reservation, water body

Alternative 2

Rural – Transportation grid didn't balloon out, because they were already broken up into 5 acre lots.

Takes into account the potential for buildable land, and historic populations.

AH – mineral?

PH – mineral , aggregate sand, pit rocks,

AH – applies to create a gravel pit and we know it can be a gravel pit. Mineral extraction is a (?)

PH – More Completely Planned Area (MCPA) for the Methow.

AH – The boundaries?

PH – We don't have the boundaries yet.

PH- Alternative 3 –

Rural - what constitutes a transportation route

AH – steep slopes,

CB – 30 % is common

PH – (not heard)

CB – those areas don't have infrastructure.

PH – acreage, rural designation

Process *(Note: the below process was clarified with Huston later, as summarized below)*

When you have a draft that you believe is complete enough to open up for review (checklist, maps, water, wildfire protection included) it goes to Planning Commission. I take their draft written around their preferred alternative, present it to you. We *(or I)* will write the EIS around the preferred alternative. In the end, both Comp Plan and EIS are done, both are defensible.

AH – How soon? You say you have to write a Determination of Nonsignificance?,

PH – Will go ahead and do the checklist. I could have it done in a week if I can keep everyone healthy. Will be reviewing comments 1st week of December. Planning Commission hearing approximately in March.

CB – You’re gonna get some preliminary exposure

AH – I’ve already got some. I’m trying to do what’s legal but also trying to plan for the county. Let’s say we put something in there about Firewise, and then you have a house in a subdivision, and I want to remodel a kitchen, will I be required to fix the road?

CB – Can you think of (*not heard*)

PH – Shows code

AH – Someone from Wyoming asked me, “Why aren’t you requiring applicants to clear the land around the house before you issue a building permit?”

CB – That language there is a guide, but that is not the regulation.

PH – The Comp Plan should drive the plan. It should be the intermediary step between the comp plan and the policy. It could drive policy in critical areas, a more refined step.

CB – I think that it is a misinterpretation that the Comp Plan is regulation.

PH – It has to be proportional to what you are doing. We are on a slippery slope running it through the SEPA, this has to say that a good road system is important, then you have to say what is a good road.

CB – Arbitrary

PH – It’s always good to have good code. I’ll work on the checklist. It does help to structure.

CB – Use the checklist to determine if you do a Determination of Significance. Some people skip the checklist if you are gonna do a Determination of Significance.

AH – I would like to see legal review on the draft. Preliminary legal review. This is too much, this is too little. The same attorney that we use for land use.

CB – Whatever feels comfortable. I am somewhat cautious.

PH – I would consult with Dave. Look in the framework of the GMA or PEA.

AH – We have a land use attorney

PH- Mark Johnson

AH – Mark works for the risk pool. I don’t seem him being one way or the other.

CB – If he’s a land use attorney.

AH – We contract with him separately.

CB – Review it in light of the comments we discussed.

Note: Huston later clarified: He will go over Comp Plan draft with Gecas (County's chief Civil Deputy Attorney), who will decide whether or not he is comfortable with the review or whether it should go to Mark Johnson for legal review.

WRIA 49

PH- Another meeting on November 8. Vanessa is available. Trying to get the technical people. The buildable lands analysis, we can do in house. In terms of how much water each house uses, that will be a different discussion. Consumptive use, having their technical staff look at that (references Aspect) , looking at next year, chew on that, look at projects to mitigate. Have Ecology look at that and see how far we are off.

AH - Look at the irrigated land, strip off the rights, that's a lot of water

PH - the Idea of mitigating water use, not being for irrigation and now for consumptive use. Adaptive management, forest management to mitigate water. The jury is out on that. If a county can identify a water right to (*missed it*)

AH - Opportunity for permit exempt wells. If you have water on your property, that's the water you should use.

CB -Property rights is what sticks.

AH- surface water right, sell it down the river and they convert it to groundwater.

PH – I sell my property, project review. If you are selling your water, the project proponent is on the hook for the review.

VSP (Voluntary Stewardship Program) - Update

PH Numbers from Craig (*Nelson.*) We're tight. Professional services line (*of budget?*) We should be okay.

Perry leaves commissioner's room.

Notetaker leaves at 3:45