

BOCC meeting 5/21/18, afternoon session  
Started at 1:30 p m

JD- Jim De Tro (BOCC Chair)  
CB- Chris Branch (BOCC Vice chair)  
PH- Perry Huston (Planning Director and Admin Officer)  
Angie- Angie Hubbard (assistant to Planning Director)  
LJ- Lanie Johns (County Clerk)  
Joe ? (County Maintenance person)  
3 members of the public

*This is a paraphrasing of conversations by one of several volunteer citizen note takers and published on the website of Okanogan County Watch ([www.countywatch.org](http://www.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).*

***A video of this afternoon session is available for viewing on the County Watch You Tube channel.***

**Topics Covered: Grizzly re-introduction letter, New planner position, Mgmt of WRIA 49 watershed council, employee holiday, Net Ecological Benefit workshop, Fairgrounds Budget, Lake Management District, Comprehensive Plan**

### **Grizzly letter**

Grizzly program- PH sent letter. Discussion about letters from other counties. PH enclosed the letters that we did send along with correspondence.  
LJ- I believe the BOCC signed a letter already.  
PH- I did not realize that info on subunit plans had been included.  
LJ- Yes, the one from the 8<sup>th</sup> is the one that was sent.

### **New Planner Position**

PH- Moving to administrative issues, to get it off the table. In the budget for 2018, there was no money to replace the Planner 1 spot until July 1. Do the BOCC intend to move ahead with filling that position?  
CB- yes  
JD- correct.

### **WRIA 49 Watershed council organization**

PH- I will deal with the budget and move forward. Next item, I had a conversation with Vanessa at DOE. They are still trying to get organized regarding grants for watersheds. There seem to be 3 in play.  
One is a local capacity grant. There are two distinct opportunities there. The first I had my eye on, and they brought it up. It's to do the well observations. The other was tied to watershed planning effort. Now, relating to staff, regarding initiating govts and

watershed planning- the original idea was that the lead agency (not the County) would be the ones who apply for and receive the grant. We discovered that if we do it this way there may be problems with the County getting reimbursed. DOE recommended that we do something similar to the Voluntary Stewardship Program. The County would be the lead agency, and could have a contract with Conservation district to manage it. If we do that, I would be running it through the Planning Dept.

### **Employee Holiday**

PH- Next item: In reviewing the union contracts, we noticed they picked up an additional floating holiday. My crew (non-union) has suggested that the non-union employees be afforded the same. They asked me to run that idea by you.

JD- I want to have all three of us here to discuss.

CB- It seems reasonable.

JD- They were overlooked why? Because they were not at the bargaining table with the unions?

PH- Yes, it just slipped through when their contracts were done.

*JD left room for a short time. PH & CB chatted about budgeting for watershed studies. JD returned about 5 minutes later.*

### **Fairgrounds**

PH- Going to next item- fairgrounds facility. Stella started last Tuesday. We got it done, and it went very well with the DNR guys. *(This comment is apparently in reference to a big event at the fairgrounds involving the DNR, who apparently rented it).* The first item was to look at the fee schedule and come up with an hourly rate.

JD- Is this for the DNR?

PH- No, it's old business.

JD- The DNR came in here and helped out, and I don't know that we want to send them a bill.

PH- I took the liberty of pro-rating based on the space they used.

*Discussion about details of rental to DNR for specific event that took place.*

PH- One of the questions that comes up is how the budgeting is done. If you put it under current expense, that has certain consequences about paperwork. Or, if you want to handle it a different way, that would change. It was my understanding that you wanted to treat it like any other county building.

CB- Even though it is under the facilities budget, are we tracking the fairground cost?

PH- It's my understanding that there are sub categories to track specific items.

JD- If we have an item for building maintenance, we shouldn't have to track each separate building.

LJ- If we are going to be asked to do more tasks added to our work load, we are only 2 people, and something will have to give. There are only 2 of us, and we are maxed out now. If you put it under the general maintenance budget, we will have to manage it, and our time is limited. If Stella manages it under a different system, then we won't have to do it and it won't be a problem.

JD- Andy is the Commissioner assigned to fairgrounds issues, so he will need to be aware of all of this.

PH- We've been trying to pay everything under misc., so I will do a better job of framing the discussion and figure out a proposal of how to handle it. We will address it further at a future study session. Right now Rocky is doing the vouchers and we were charging it to 127.

*Discussion of how the budget is managed, coding, etc.*

Joe (Maint. Supervisor) reported on fairgrounds- when 30 yd dumpster was placed by the new bathrooms, they drove over the new septic pipes. We don't know if there was any damage, and won't find out until we fire up the system. It's been noted.

CB- Is there any way we can put up something to prevent that from happening again? Like bollards or something?

Joe- They said they would not do that again. And the DNR did a great job cleaning up.

### **Net Ecological Benefit Discussion**

PH- Next item. Net Ecological Benefit workshop. This is tied to WRIAs that have to do their watershed plans. We are due in 2021. DOE is coming out with interim guidelines as to what net ecological benefit (NEB) is. They said they would have guidelines by end of May. There is no consensus yet on what NEB is. Tribes believe that water for water is the only way. Some think that water for water, same place, same time is OK. There are various other suggestions. The basic bottom line is fisheries benefit. If there are efforts made to maintain and provide fish habitat, that will be OK. Part of the discussion is, where is the \$\$ coming from. \$300M over 15 years (statewide). There was a lot of participation from municipalities on the west side. There is concern that too much \$\$ will go to planning and admin, and not enough to actual projects. You will hear from the Yakima Nation that they are concerned about not being included in the WRIA49 project. There will be a phone meeting with Mary Bernard that should help clear it up. The meetings have been described as tense. I've got a call into Craig Nelson (Okanogan Conservation District) to go over the details. Any proposed plans will have to describe how we are going to provide NEB.

PH- Critical Areas Ordinance (CAO) is on the agenda as a reminder that we are on the 2018 timeline. I was going to address the concerns regarding the 2012 draft vs the current one on the books. The current one has a lot of details about setbacks. I just wanted to remind you that we do have a deadline for this year.

*Discussion about loophole that basically allows for 50 ft setback across the board. PH mentioned enforcement efforts.*

### **Lake Management District**

PH- Lake mgmt. district (LMD). This should be a familiar map. What is new, is that Veranda Beach HOA met and declined to become member of LMD. That is the last piece of info you were waiting for. The suggested budget of \$48K should be enough for LMD. That should be about \$160 annual assessment per property (not including Veranda Beach). *Discussion about how to form the LMD.* You can reduce the size in the future, but you can't expand.

CB- What authority would the LMD have over non-members such as Veranda Beach?

PH- The LMD could still treat for milfoil, and the VB folks would benefit, but would not have to pay.

JD- But the VB folks will continue their treatment plan. It's more robust than the proposed LMD plan.

PH- How would you like me to form the district? I understand that you want me to leave out Veranda Beach. I will create a new map, and a resolution for you to vote on for approval. We will set a public hearing date. Oroville?

CB- yes.

### **Comprehensive Plan**

PH- Moving on to Comp plan. What do you want to do with public lands?

*Map projected of land cover data.*

Discussion focused on Forest Land of Long Term Significance FLLTS. Trying to find map that shows FLLTS as applied to federal land.

Question – did any other counties designate federal land?

Other counties acknowledge that it exists, but did not designate it in their Comp plans.

PH- Showed map of state land showing NRCS designations for various farm lands.

*Could not find map that PH wanted.*

*Looked at map of private land.*

PH- You can show public land (state and fed) but not designate it. The feds are not required to follow our zoning and permitting. State is required to follow our zoning and permitting. Going back to when we had the comp plan reviewed by a law firm, they recommended to be blind to ownership when designating lands.

CB- We are not required to regulate. Here is where we are. Since we don't regulate, it doesn't really matter what we say, because we don't regulate anything. We can designate something, but we don't know what that means. There is nothing required. If we don't have anything in the Comp plan that says what a certain designation means, it has no value. We are talking about mapping something, but we don't know what the future is going to produce. What happens if we do get to a place where we are required to regulate according to our designations?

PH- *Gave lengthy answer with examples from the past.*

CB- The intent is to preserve Ag. and rural lands. How do we do that in the Comp plan? If we designate prime farm land, for example, can we say that it must remain that way forever and ever?

PH- One example is timber land.

CB- One concern is the tax reduction. We have to get to an answer- is it our intent to preserve ag land permanently? I know that JD feels that he doesn't want to be telling people what they can and can't do with their land in the future. My inclination is to create programs that would encourage preservation of farm lands. The other part is about including timber lands as Ag. Lands.

PH- There was a concern that if it was designated forest, that would preclude it from ever being Agricultural.

CB- We get to define what the designations mean. We can say in the definition of forest lands that it would include grazing.

PH- We have fixated on the Comp plan designations. There is nothing to say that we can't adopt other maps in an appendix that would help with the definitions.

CB- Doing the detailed designations takes a whole lot of narrative language. If we choose to designate it all, it needs to be qualified. What does a particular designation mean? Then the reader of the plan can understand clearly.

PH- Are the BOCC prepared to offer me some direction?

CB- We need to wait for AH to be here. If AH insists on designating federal lands, then I will insist on a narrative that describes what that means.

PH- One thing this gives rise to, depending on how we build maps, is that in past plans, we had different density designations within the "rural" designation. We described examples of the types of density. What I am trying to avoid is the idea that all rural land is equal. We took the half-mile line from major transportation grid as a starting point for the rural designation. Within that, you have R5, R20, commercial, etc. We also included areas outside the half mile line that were already subdivided at higher density.

CB- For example, you are going over hwy 20 on the Loup. You see those little developed areas. On those parcels that are way out there, how would that work regarding further subdivision of those properties?

PH- That is still a grey area.

*Discussion of the finer points of how to handle small subdivisions surrounded by public lands.*

CB- Again, if we designate land, what does that mean to a land owner, or someone who wants to buy land.

PH- We always go to the zone code. The Comp plan sets the policies that drive the zoning code.

CB- What the designations are currently stands, as long as we have a definitions. The GMA is meant to protect AG land, but since we don't have to follow the GMA, where does that leave us?

PH- I will create some maps and create language in the narrative.

CB- Can you think of a conversion that the State might do and how that might work? We want to address that also.

PH- One thing we don't have here in OK county is a zoning designation for public land. *Discussion about how that works in some municipalities. CUPs sometimes work, and give public a chance to comment.*

PH- What other outstanding issues came out of the discussion last week?

Angie- That was the big one.

PH- I went through and tidied up some of the sections. I included a more definitive statement of water banking in the water section. I will get that to you before we talk about it in study session.

CB- Is coordination discussed in the federal section?

PH- I mentioned it in the Federal section.

CB- I would like to see some language regarding state lands. Something that says that the state should consolidate their land and provide public access.

*Discussion about the school trust lands and if the state can trade those for other land and how that would work.*

PH- Gave example in Kittitas county.

JD- Asked if they actually released the title, or if they just entered into an agreement with landowners to manage the lands.

CB- We should encourage the State to do things with lands that we would like to see.  
PH- That concludes the Comp plan discussion.

Short comment by PH- WATV routes- you will recall that we have been working on the ordinance for enhanced penalties. That has been put out there. Hearing has not been set yet.

Note-taker left at about 3:05 pm, as next item on agenda was a 4 pm public hearing on selling of County property.