

Okanogan Board of County Commissioners  
07/02/2018

JD—Jim DeTro  
AH—Andy Hover  
CB—Chris Branch  
LJ—Lalena Johns-clerk to the Commissioners  
RC—Rocklynn Culp, Winthrop town Planner  
JW—Jeanne White—Land Project Manager, Methow Conservancy  
PH—Perry Huston, County Planner  
Angie—Angie Hubbard, Planner

*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**

***Rocklynn Culp, planner for Town of Winthrop discusses the town's plans for land recently purchased by the Methow Conservancy. Winthrop is applying for a grant from RCO to buy the land from the Conservancy.***

***Wheeled All-Terrain Vehicle (WATV) maps and coordination with state parks.***

***Water Resource Inventory Area 48 (WRIA 48)—Discussion concerning finding what water in the lower reach of WRIA 48 is associated with the Methow and which with the Columbia by using a water drop analysis.***

***Planning Unit Members appointment process.—Commissioner Branch will draw up a list of organizations from which members will be solicited.***

***Unpermitted salvage yard—discussion about bringing it into compliance.***

***Comprehensive Plan—review of maps detailing agriculture areas and the implications of the Growth Management Act***

**11:00 AM. Discussion, Town of Winthrop's application for Recreation and Conservation Office (RCO) funds.**

RC—Distributes handouts to BOCC & LJ.

RC—We're here for the conferral required by the RCO for a grant we're applying for. The site plan map handed out shows the 130+ acres to turn into an open space park to protect the shrub-steppe area. It will include hiking trails.

RC—The gray area #5 in the second map shows a different approach from our Comprehensive Plan. "Potential annexation areas" and "area of interest". The Heckendorn family wanted to develop this area

for home sites but it doesn't have good access off of existing roads. We've always been concerned about access and wanted the hillside to remain open. People have walked that hillside for decades. Recently, Methow Conservancy had a donor step forward. The conservancy acted as a bridge buyer. So that's the background.

AH—When was the property bought?

JW—Early May. It had been on the market for years and taken off a few months earlier. We received a gift and the amount was about right.

JD—Does open space park fall under that classification?

RC—We haven't been planning to annex the hillside. We don't have water to serve it, so no housing. But as a park, it's OK.

CB—Why not annex it?

AH—If you own it but don't annex, it still doesn't pay property tax, correct?

RC—Yes

AH—Let's look at what's coming off the tax rolls.

~\$1500 the county loses

\$200 for the library

\$1500 to the school district

Hospital, state school, the fire district all received money from the property.

JW—As it is, there's 5 acre zoning on the parcel. There are only 5 acres that are flat. That's the part below the ditch.

RC—If we annex below the ditch, it could become much denser, with 16 homes maybe. So you'd end up recapturing the lost taxes.

JD—It's be a lot more.

AH—But with all those houses, the water comes out of that reach.

PH—Keep in mind that if the land reverts to public interest, the amount of taxes collected doesn't change. The assessment for that parcel goes down and the money is paid for by other property owners.

CB—"City expansion area" is the current term.

RC—When we did our Comp plan, we thought hard about what would be in the expansion area. Before revamping the plan, the expansion was just a big square around the town, but for this plan, we deliberated carefully about what to include in the annexation area.

AH—In the Methow, the shift in the levy would be inconsequential. If there's denser housing, more people are buying more stuff and that means more money for the county.

RC—This puts us very near Pearrygin Lake, so you could walk to the park from town.

RC—Our sales tax revenue has gone way up compared to 15 years ago.

JW—Just his weekend lots of sales taxes were collected. 80 people hiked Patterson Mt.

AH—Well, I support this.

JD—Do we want to do a letter of support? Or just not do a letter of objection?

AH—It doesn't really matter because Winthrop just needs to confer with us.

CB—But it'd help with the RCO grant application if we support it.

RC—We'd love a letter of support.

CB—Like I was talking about before we started this discussion, Pocatello has a great trail plan close to the town.

RC—That's why we want to do this—so people can walk without driving.

AH—Can you draft a letter and send it to Lanie?

RC—Sure!

JW—The donors are from Wenatchee and they like the Wenatchee trails that are close in.

CB—Close-in trails help recruit doctors, etc. to the area

RC—Thanks again.

Discussion ends 11:20. Notetaker goes to lunch.

**1:30 PM. Planning update.**

PH—First, an announcement—Mr. Jordan of the DOE called. (Lennard Jordan, Shoreline Planner in the DOE?) I'll set up a meeting to get a better handle concerning shoreline management, etc. I'll let the BOCC know more when the meeting is set up.

**WATV maps consultation with state parks and the Forest Service.**

PH—We've contacted enforcement agencies in the lower Methow. She doesn't have much to offer.

AH—Which state parks are within the area we're discussing?

PH—We don't have any. Maybe a boat launch or two but nothing where people use WATVs. We might get more comment when we move to other areas.

CB—Did they weigh in on Conconully?

JD—I don't think so.

Angie—Bridgeport State Park is in Okanogan County.

CB—But there's no roads accessible up there.

JD—Most WATV in that area will be farm related.

AH—Let's just go to the public meeting with this area.

JD—In Conconully, if you have both registration stickers, you're allowed in the park. Each state park gets to decide which roads are open.

JD—There was some discussion last week. Some at the table with a transportation management plan, but nobody's called us. The last thing I want to happen is they ignore us and then they slap a draft of the Forest Service Travel Management Plan on us.

PH—I'll check with the USFS. They temporarily close roads to protect resources. Their methodology is to close all roads and then open all the roads on a one-by-one basis.

JD—I've told them they're wrong. They should open all the roads and then close individual ones if they want.

AH—We need to write a letter to Williams (Forest Supervisor of the Okanogan Wenatchee National Forest?) about what's going on with the Travel Management Plan.

JD—The last two WIRs (Western Interstate Region of the National Association of Counties) I've been to, they've had a lesson about coordination requirements.

PH—OK. I'll write a letter to Williams about their management plan.

CB—It'd be better to write a letter about just road closing/openings. Please respond to us about your travel management plan. Focus on just this piece.

JD & AH—We agree.

CB—If we're going to use coordination rules in our favor, we need to know what coordination really is.

AH—I wonder if Dave (Gecas?) can dig us up some information about coordination.

JD—A second issue—Bureau of Reclamation at the Conconully Resort. There's a problem with one operator. They made a commitment of revamp pull-in parking. They fixed it up but now it's closed. They're looking for someone to run it.

JD—2<sup>nd</sup> phase. They condemned cabins that aren't livable. Tear them down and rebuild the septic system.

PH—On July 9 there's a hearing for OCC 10.10 (Okanogan County Code Off-Road Vehicles.)

### **1:55 PM WRIA 48 Lower reach map**

PH—Commissioner Hover suggested we find what water in the lower reach of WRIA 48 (Water Resource Inventory Area for Methow) is associated with the Methow and which with the Columbia. We'll do this.

AH—Water drop analysis. Where's the line? It's about 1 ½ miles up the river. So we need this information.

PH—Dave hasn't briefed you about communication with Mr. Johnson with 17.400 (?).

AH—He sent us an email but not technically briefed us.

PH—The Thompson Creek report is done and we have the files—all three of them.

PH—There's been no feedback from Ms. Volkers. Dave talked to her last Thursday.

AH—I talked to John Kirk (?). What's next?

Angie—Gold Creek's on the list.

### **2:00 PM Response from Initiating Governments Planning Unit, Membership appointment process, water banking, July 23 presentation,**

PH—Mr. O'Brien had no problem with your massaging the list for potential appointments.

PH—Left off how to structure the Planning Unit. The clock is ticking. It'd be nice to have a list of organizations to solicit appointments.

AH—Are you guys OK with the lists? Perry, look at single people vs. groups/interests.

CB—When I look at the lists, I wonder which groups represent what? For example, Business and Economic Development, are they looking out for water? The Okanogan County Citizens Committee no longer exists. Did the Farm Bureau take that over?

Audience member—I think so.

CB—So if we look at that list, we want to know what we're looking at. The Grange, for example. I question the Granges for the purpose of this business.

AH—Who does the Grange represent?

CB—In the past, farmers gathered and shared information and social activities. So why is the Grange on this list?

AH—They represent farmers' interests.

CB—They don't represent farmers with respect to water.

AH—If Perry gets a list of organizations, example—the Farm Bureau, etc.—we'll know what side of the fence they're on. Promote growth, conserve water, etc.

CB—So if I go down Perry's list—Farm Bureau, Cattlemen's Association, Horticulture, Non-irrigation district land owners, etc.

AH—Asks CB—Do you want to make the list?

CB—Sure.

PH—My concern is that you've only got so many volunteers.

JD—Reach out to the whole list and see what you get. We thought some other group would be too big, but attrition got it down to a workable group.

PH—The quest for balance would be through vetting of the list of volunteers. A lot of folks will see this as something they'll have to be involved in to protect their interest.

AH—If Ecology is allowed to come in and say "this is how it's got to be", this will affect the county for the rest of my life. But this will set the bar for years to come.

PH—It's a very specific charge.

AH—WRIA 49 should start thinking about upper Columbia River Salmon.

PH—Did CB volunteer to work on a draft?

CB—Yes.

AH—It would help me to see CB's new list side by side with the old list.

PH—The Water Banking discussion has been moved to July 23.

**Conditional Use Permit (CUP) enforcement concerning an unpermitted salvage yard**

PH—I did a stop-work order and I’m trying to find out how best to get back to what it should be. I’ve set up a weekly inspection. So far he’s been cooperative. He’s got a big pile of shreadings and a big pile of appliances with a path between them. One compliance is to fix the fence. His piles of stuff need to be reduced to the height of his fence. The piles can be a little taller behind the building.

PH—There’s a Conditional Use Permit (CUP) but it’s not recorded. Some consider it cumbersome to have a while list of restrictions on a title.

CB—Show him five pictures of people who are compliant. I know a big fence is an expense, but if we can’t get one in compliance, we’ll never get the others, too.

PH—My point is it’s tough to drive by five that are worse than the one I’m going to.

CB—Maybe send all five a letter saying that their junk yards look terrible.

**2:30 PM Administrative agenda—Resolution concerning the fairgrounds well and response to audit questions.**

AH—Drilling a well. You don’t know how deep it’s going to have to be. The bid is based on a per foot charge. How can we make it so it’s not open-ended?

PH—Accept the per foot amount but add “not to exceed” whatever limit you put on it.

CB—Remember the bid procedures flow chart? Before you go to the vendor list, you have to know if it’s a public work. If it is, it’s eligible for the small works roster list.

LJ—Our rule is for thing between \$2,500 and \$25,000, we just need to make three phone calls. We use the vendors’ list.

AH—Just as a caution, we used a formal bid procedure and got written bids.

CB—If we have a procurement list, that’s for buying stuff. Can you take the county bid book and describe the process we used. If we have a flow chart, it’ll be our own county’s flow chart.

PH—Remember, what I’m doing doesn’t reflect the county’s Public Works department. What I’m working on will break out public works construction (but not the Public Works Department). You set a line—Above it how you’ll get bids, etc. Below it, it describes vendors’ lists small works roster, etc.

PH—Because of the specs of the well—6” pipe, exactly in this location, x gallons/hour, etc. One problem in the past is we haven’t front loaded them. The bids were specific enough. Once we get the specs, it’s easy to figure out the bid requirements. To sum up, I’m working on it.

AH—With this one, it’s a little different.

CB—They always are.

AH—Building specs are one thing. Well information is different because we don’t know how deep the water is.

AH—RCW 39.04.155 “Small works roster contract procedures—Limited public works process—Definition”. We should read this.

CB—Here’s an example of a bid for electrical installation that didn’t say new components. The guy who won the bid installed used components.

PH—I’ll try to put this on the front burner.

AH—The well resolution is on the consent agenda tomorrow.

LJ—The state auditor is going to audit us to see if we’re acting in accord with our own policies.

AH—There’s a draft of questions the auditor sent. Everybody review the draft response so we can talk about it tomorrow.

**3:00 PM. Comp Plan continued review. Revised maps.**

PH—Our computer is in the shop so we can't show maps on the wall. This map combines NRCS (Natural Resource Conservation Service) soil data and farm lands. (BOCC look at a very large paper map.)

AH—Hmmm. Unique farmlands. Farmlands of statewide importance. DUR code—private or state. It would be nice to know definitions of the terms. It's not parcel data?

Angie—No. Not parcel data.

AH—That's better for a map. Asks CB—Is this map OK?

CB—Well, the first place to go is the 1992 map. Ag land is only good if you've got water.

Angie—We can overlay irrigation districts.

CB—Conservation easements protect it as ag lands, so if we decide we need to protect farm land.

AH—If we have to do Growth Management Act (GMA)?

AH—Within Okanogan County these are areas where farmland does or could exist. All I see is that we have to designate, not regulate. The map shows "prime farmland if drained." Is it a wetland?

CB—The map isn't that accurate because some "if irrigated" areas are already irrigated. If I'm trying to preserve farmland and designate these as ag lands of long term significance, we can't do it with just this map. And if later on we're under the GMA, we'll have to regulate.

AH—This soil map may not represent perfection, but this is the best I can see to do what we have to do.

CB—Five categories on this map.

1. Ag land of long term economic significance
2. Farmland of statewide importance
3. Farmland of unique importance
4. ?
5. ?

CB—If we have to do GMA, how do we decide which category an area would be in?

PH—If we grow to be a GMA county, we'll have to do things differently.

CB—I'm trying to do this to comply with GMA.

AH—Under the Planning Enabling Act, there are portions of GMA we have to bring in.

CB—Designation of ag lands of long term significance. If GMA happens, we'll deal with the rest then, what we'll have to do. Exceptions—drain lands to made good ag land, but we can't drain them.

AH—We don't have GMA yet and I hope we never get there. What if someone wants to build an industrial thing, but it's good ag land. A planning tool is not a regulatory tool.

PH—Rural designation is not just by default. It implies less intense development in Ag Resources & Forest Resources. Ag activities allowed in rural areas. Look at the map and see lots of places that meet ag resources.

PH—There's also a forest land map.

JD—The mineral resource land doesn't include the big nickel deposit near Conconully.

PH—The map designates mine sites, not mineral deposits.

PH—We'll have the machinery in place (computer? projector?) in place for the next session.

CB—I hope this will take us to a discussion that'll be useful.

PH—We need to take into account population projections. We'll be ready to put stuff on the wall next week. Anything else for me?

CB—Nope.

**4:00 PM** Notetaker leaves.