

**Okanogan County Commissioners
Meeting 7.25.16**

Commissioners Present

Sheilah Kennedy
Ray Campbell

Jim Detro not present and neither the commissioners nor Perry Huston were aware of reason for absence. Some discussion about Monday and Tuesday and would he be gone on Tuesday. Agenda Noted State Auditor Entrance Conference no discussion.

Contents:

Zone code Revision: Clustering/Subdivision: conflicting copies must be reconciled; agency weigh-in, advisory Committee, Grant/Chelan county influence, effective date.

Malott Property donation

Whistler trailhead purchase

USFS 10-year assessment

Colville inter-governmental agreement

Oroville EMS, Tonasket Ambulance

**Mazama land exchange
contracts.**

Zone Code Revision

There were at least three versions of the zoning codes that are currently being worked on and all were just a little different which the commissioners questioned. The primary discussion focused on the Cluster Subdivision Code. Apparently there was one report done approximately three years ago, one being currently worked on by the planning department and one Perry Huston had pieced out issues for the commissioners consideration. This was confusing and difficult for commissioners to determine what has been presented to the advisory board (a representative from the advisory board was there) and where the plan is in the process.

Cluster Subdivision Section 1608-040

Commissioners requested that the three documents presented to them be merged into one completed and current report. That all parties involved review and approve document before it is presented to the public for review. (The county employee that originally worked on this report said it is an amalgam of at least two other counties Grant and Chelan and his experience in this county on cluster subdivisions.)

General conversation about the subdivision the regulations and notices that have to be done, other agencies that have to weigh in, the list was quite extensive which was also discussed. Both commissioners were quite clear about a thorough report being completed before presented to public for review.

Discussion about when the statute would be effective, this will be based on completion of the report. Dates that the Advisory Committee would be able to review report and the method it would be presented to them.

There was extensive discussion about Cluster Subdivision that involved Mr. Huston and the commissioners regarding dates, sections of the report, the report merge that seemed to be quite extensive but unless you were looking at the report was almost impossible to track accurately so this represents a synopsis of what I could determine.

Request to Donate Property

A private party has offered a parcel of land in Malott locally called Black's Corner. Ray Campbell prefers to have private land donated to another agency or organization in the county unless it can really serve a purpose. Perry Huston said it is a small lot and county would find it difficult to find a use. Sheilah Kennedy named a few organizations that might be interested in assuming land. Huston would take a look at the lot and get back to commissioners about viability of county assuming property and would contact private landholder.

Whistler County Trailhead

Private property owner wishes to purchase land around trail head and parking lot that is currently not in use.

Huston said water for the land was moved to County shop in Tonasket a few years ago so unused property would not have access to water. Private buyer has an orchard that currently abuts the trail, Kinross bought rock bluff above trailhead and county owns the rest of land around parking lot and trailhead. Discussion centered around the sale of county land, appraisal, bid process. Property is surplus price is set then opened for bids. Backcountry Horseman had wanted the land to continue in county hands so they can expand the use if needed. Forest Service had at one time wished to purchase the land but had not followed through in several years. Discussion of an Environmental Impact statement was completed perhaps A.T.V. use. Ray Campbell said there was some contention from the Horseman to private land owner purchasing land (interfering with use of trail.) Sheilah Kennedy discussed restrictions on use if property is sold to protect trail.

Needs Assessment by Forest Service

The current needs assessment done by the Forest Service is at least ten years overdue for the Okanogan and Chelan forests. Commissioners discussing the most effective method of communicating with the forest service in order to determine if, when, and how a current plan will be completed. Commissioners concerned that public access is being denied by the out of date use consideration. Also some concern about coordination regarding fire coordination. Mr. Huston suggested that he draft a letter with the commissioner's approval asking upper management level of USFS to come and review the reason for the overdue planning and how it is going to be handled. Assessment needs to be followed closely in order to determine how and where use for certain practices are going to be considered. Current permit holders are having business affected by out of date plan. Commissioners expressed the need to move this process along for future planning.

Conservation Easements

Currently one conservation easement has gone through and two perhaps were denied. Commissioner Campbell is opposed to further easements if purchased with public monies. The situation at the moment appears to be between state agencies and private landholders unclear where commissioner's responsibility lies. Commissioner Kennedy agrees feels there are several other agencies offering programs that private landholders could take advantage of to accomplish the same level of protection. The easement that went through did not specify that public monies were being used. Commissioner Kennedy is concerned about impact on housing and small business. Legislative mandate is unclear about the whether they have right of refusal or are just to be notified of easement request in case there is a problem concerning particular ones. Commissioners asked Mr. Huston to seek clarification and draft a letter expressing concern. Both commissioner mentioned a program that gives fifteen year easements, there needs to be at least partial use for development and an assurance that the rest stays in farmland.

Planning Adjustment Colville Confederated Tribe

Commissioner Kennedy recused herself due to personal conflict. Mr. Huston reviewed that an inter- governmental agreement needs to be reviewed and approved. Commissioner Campbell agreed and that it would probably reflect few changes. Mr. Huston will present one for review.

E.M.S. Oroville/Tonasket Ambulance

All E.M.S. Ambulance records have been removed from the Oroville Ambulance office but have not been sorted yet and determined what needs to be reviewed. Inspection of vehicles and needed repairs or regular maintenance was discussed and locating records of past maintenance. How does the E.M.S. program insure for liability? No one was able to answer that, although they believe there must be a risk pool available - that issue will have to be addressed? Contract with Lifeline discussed;jj before anymore conditions are set some parameters need to be set. Local manager will contact regional manager to discuss these issues with Mr. Huston. Lifeline takes over August 4th 2016 and local E.M.S is done August 4th 2016.

Capital Improvements

General Maintenance Courthouse Upkeep: Jail had requested last meeting that the ceiling in jail is falling in and needs repair becoming a liability, they have now come in requesting 28 radios for replacement in the patrol cars. Not enough money available for both perhaps radio request can be moved to another line item in the budget, Mr. Huston will review and let commissioners know.

Bathrooms at the fairgrounds need work Mr. Huston believes it will have to be a fall early winter project and will not be able to be completed by fair, grandstands may be being replaced at the same time.

Commissioners have completed Superior Court tour to assess needs in that area of courthouse. No comment other than it has been completed.

Mazama Land Exchange

Commissioner's documents for signature need to be referred to county prosecutor for his review before signature. Mr Huston concerned that there is a small number of boundary land adjustments missing and he will locate and include in packet.

Contracts

Several contracts presented for signature. Since I have been gone for some time I am assuming these contracts have gone thru bid process and this is just the final step at least it sounded like that. Refer to the agenda for this date for the names of businesses receiving approval.