

Okanogan County Board of County Commissioners
August 26, 2019

Officials Present:

Jim DeTro (JD, Chair) BOCC
Chris Branch (CB) BOCC
Andy Hover (AH). BOCC
Lanie Johns - (LJ) Clerk of the Board of Commissioners
Angie Hubbard (AHu) Interim Director, Dept of Planning and Development

Notes were taken at the meeting by a county watch volunteer. Every attempt is made to be accurate. Notes are verbatim when possible, and otherwise summarized. Note taker comments or clarifications in italics. These notes are published at <https://countywatch.org> and are not the official County record of the meeting. For officially approved minutes, which are normally published at a later time, see the Okanogan County Commissioners' website at <https://www.okanogancounty.org>.

Summary of Significant discussions: *The meeting was very brief.*

**County Commissioners confirmed the opinion of Interim Director Hubbard that a call regarding a potential Cannabis operation was located in a high density area. Since the application has not been filed, no decisions were necessary at this time.*

**Discussion and explanation of why the county needs an agreement with the Federal Highway commission to receive grant money for construction of a vault toilet in the Early Winters vicinity. Methow Trails Assn will do the installation work.*

**WRIA 49 - brief discussion. Map of well locations handed out; includes developed and non-developed parcels. BOCC asks for further information to be added to map. Rob McDaniel appointed to fill vacancy due to Wyss resignation.*

1:40 Cannabis High Density Discussion

Handout: maps with sections of Ordinance 2019-2 Amend OCC 17A220 & 290 Cannabis

Hover enters a little after beginning discussion.

AHu- I had a call asking if the property that you see on the map in red (5 parcels.)- These can be sold only all together. They want to see if they can have high density. Mostly adjacent parcels are under 5, 2, or 1 acre. Basically the purpose of bringing this to your attention is that this is the first one where it's a little tougher to make the decision. Others have been out in the middle of nowhere. *(Appears to be a reference to Cannabis operations.)* I think this is high density, especially if they use all parcels. They might buy and have operations only on the 7.5 A and 12.3 A and use the others for access and parking.

AH - If you are asking for opinions, that is high density to me.

JD - it is all irrigation district 1.

CB - t I agree ..that area has been growing for years this way. When we look at locations where you know it's a growth area, not necessarily Omak's City Expansion Area, but just outside of that. There are a lot

residences up there - my concern. It's unlike Duck lake. That too has residential development pressure. But I see this as being maybe even more dense.

You know, that's your deal. I appreciate your getting a feel for it, because we are the ones who will get the phone calls.

AH - Thank you. I felt it was high density when I first looked at it.

AH - You have to look at the 1 -2 acre lots surrounding that.

AH - On the first map, highlighted are subdivisions. All of them are 100% or 90% built out.

CB - The criteria when you get into detail, doesn't measure up.

AH - I tried to find out how they came up with that. Language says part of a subdivision. But they are surrounded by Subdivisions. They may appeal my decision.

CB - They have't done the application yet though.

Methow Trails CXT vault toilet .

AHu" We need an agreement between County and Federal Hwy admin.

AH - Where the toilet I going in the State property? The State sand shed up on HWY 20 is on the right as you go past Mazama. So the USFS applied for a grant as part of a larger project - trailhead for snowmobiles and something else to improve the trailhead up further and also this toilet project. Problem - the state can't take federal funds ..or.....Fed gov't can't take the funds to do the toilet because it isn't federal property, it is state property. We have an agreement that the state can do that. So the county is changing the grant funds to the prebuilt quota. The USFS couldn't buy the toilet with grant money because it would go on state owned property. But we can take it from them and use that portion for the toilet because we have an agreement with the state. Josh Thomson knows.

It's almost right across from Jack Wilson's. Just up the road where you turn to go into that development up there. (Looks at map with CB.) It has been going on a couple of years.

AH - Everything was hunky dory until they figured out they couldn't....we weren't even involved...until the USFS found out they couldn't take \$\$ for something not on their property.

C - Remind my why.....the USFS was the applicant? Yes.

AH - Up further is the Klipchuck trailhead .

JD - I remember 4-5 year ago they were doing bridge work at Klipchuck to facilitate parking and get access to the trailhead.

AH - What I know, have heard, is they want a bigger piece of parking for earlier season so that when the gates are closed up higher people can park at Klipchuck and as the snow moves down for winter, they want to have a toilet available for parking area.

AH - that helps. I had phone calls in to people. Convolutd because of the nature of things.

AHu - I found in the chain of e-mails the cost -

AH - about \$9-10,000, a small chunk out of the whole grant. - county and federal highways administration. -goes through some of the convoluted details - and unusual situation.

CB - We must be the direct recipient of it - how does it go: Does this mean we will administer the project?

AH - No. Methow Valley Trails Assn will do everything on it. It is a pre-built vault toilet. All we had to do was receive the \$\$ and pay for the toilet.

LJ - Is that set up in the budget for receive and send?

AH - No. Unless Perry did it. I don't remember him doing it.

CB - No contract yet.

AHu - No.

CB = We will see where we are then.

AH - Yes. Probably already on the way.

Chit - chat.

WRIA 49 - BOCC is looking at a large map passed out by Hubbard.

A Hu - Gene has been working on map with developed and undeveloped parcels. Shaded is last 18 years of building permits. For single family residences. Where you see the dot with no shading. If you see hash marks - it's developed. If no shading, probably received building permit before that date, did not get one, or could be a shed or garage. Triangle - well log data.

AHu - Have you done it for Tunk Creek yet?

AHu - He is well on his way. Not sure which he is doing first.

AH - Within Lower Bonaparte Creek, counting -Looks like 18 permits in 18 years. Correct?

AHu confirms.

CB - He wants water service areas. For Tonasket, the city.

AH - He wants irrigation overlay also.

CB - I would suggest an overlay for the city service areas. It would ..then meet the domestic water demand. Domestic waters available. Or when we look at an area that has wells and we are looking at using this as data that the WROS evaluation of exempt wells for the future - it is important to know domestic water available.

AHu - Will check up. Wanted you to know it's almost done.

AHu - Ecology says they will have a line drawn for influence of wells on Okanogan River.

AHu - They are quick to respond to that.

The WRIA planning unit is definitely Sept 12. I received enough feedback from members that this could be the date.

Next, a reminder that the RFQ (*for consultant*) closes on the 30th. 6:00. (*It says 5PM on handout.*)

Planning Commission:

meeting tonight continuing on Comp Plan. They will start deliberations. That means that they will be reviewing what comments said and the Alternatives. Comment Period extended to Sept 19th. That ends before the regular hearing date in December.

So I'll have more to report tomorrow, after the meeting tonight.

That is it.

Commissioner miscellaneous discussion

Re WRIA 49

JD - Did you see that letter from Rob (?)

AHu - yes.

AH - Does that go to all the initiating Governments ?

AHu - I think the BOCC were the ones that appointed the work group? A letter of interest was sent for the forestry one, which was Jon Wyss (*Wyss resigned.*)

CB - Only question I have: What brought forth forests as being a necessary part of the planning unit?

JD - It was on there.

CB - But before Jon was put on it.

JD - It was on the letter we got.

CB - I didn't remember forest being represented on previous WRIA units.

AH - I think we should fill the big position.

LJ - goes to phone someone about this.

Planning Commission

JD - What is on the agenda tonight for PC?

AHu - continued hearing for deliberations on the EIS. One item. I'm not sure if they will schedule another session in middle of September. Will ask them both questions.

Back to WRIA 49

AH - The 2 vacancies areat large.. CB - Any letter of interest?

AHu - not that I have seen.

AHu - talking about the applicant being a timber and orchard person.

AH - so he can be an at-large member. I would would vote to appoint Rob McDaniel to the position.
CBseconds.

JD - discussion.

CB - If we will continue the conversation...and I will lend support because I know he has been associated with forests for many years. I am just wondering how that position came about as a spot we created? My questions haven't been answered.

AH - So Lanie, that was a letter he got to appoint him. We did not do a formal appointment letter. I move to direct you to write an appointment letter.

LJ. - they are coming from Planning.

AH - so I will direct A Hu to do the letter. All approve.

AH - That's it.

2:10 Going on to approve Minutes.

AH to CB - Have you drafted a job (description?) for interim planning director?

CB - Yes. Gave it to Tanya last week. She hasn't responded so will give it to you. I will send to you both. If we can talk about it today, that would be great.

(No response to that.)

BOCC looking at computers.

Approval of Meeting Minutes.

Commissioners are looking at minutes from previous meetings on computers.

The major discussion was about someone who attended a conference in WA, DC, and claimed \$25.92 in gratuities for reimbursement.) BOCC discusses this and agrees that gratuities should not be reimbursed by the county. A motion is made and passed that the BOCC will not deviate from policy to fill this request to deviate from policy.

Note taker leaves at 2:30. Commissioners are still looking at minutes and requesting editing or clarification.