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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

AUGUST 23, 2021

9:00 AM Discussion RFQ Draft Methow Watershed Council Administration-Cmr Hover
9:15 AM Review Commissioners' Agenda and Consent Agenda
9:30 AM Discussion Authorize Title III Proposals for 2022 Funding-Clerk of the Board
9:45 AM Briefing Among the Commissioners
10:00 AM Executive Session RCW 42.30.110 (1)(g)-Commissioner Branch
11:00 AM Review RFQ's for Courthouse Building Envelop Assessment-Clerk of the Board
11:30 AM Review Meeting Minutes
1:30 PM Update-Planning & Development-Director Palmer

The Okanogan County Board of Commissioners met in Regular session at 123 5th Avenue North, Okanogan, Washington on August 23, 2021, with Chairman, Commissioner Chris Branch; Vice-Chairman, Commissioner Andy Hover; Member, Commissioner Jim DeTro and the Clerk of the Board, Laleña Johns, present.

AV Capture provided audio and video of the meetings held today, while ZOOM provided best audio accessibility and public interaction.

Discussion RFQ Draft Methow Watershed Council Administration-Commissioner Hover
Craig McDonald, Katie Haven

Commissioner Hover drafted the Request for Qualifications for the administration service and Commissioners reviewed it. The notice is to be published twice in the county legal newspaper. Mr. McDonald said the person currently administering the Watershed Council is paid \$35 per hour and annually the budget for it is about \$16,000 and that included additional work such as metering and resiliency Methow. Commissioners discussed the costs and budget for the work and what coordination is needed. Commissioner Branch said it seemed most appropriate to pay the costs of the advertisement from the Planning budget. The administration services contract work would be paid from that budget as well.

Review Commissioners' Agenda and Consent Agenda

Commissioners reviewed their agenda.

Discussion Authorize Title III Proposals for 2022 Funding-Clerk of the Board

The Clerk of the Board commented that the Authority to initiate Title III projects ends on Sept. 30, 2023. Any county funds not obligated by Sept. 30, 2024, must be returned to the U.S. Treasury. Commissioner Hover replied the board has no new Title III funds obligated since its previous allocation. Commissioners discussed initiating projects on a biennial basis, which might require contract and budget amendments. It would be nice to split the funds between Emergency Management and Search & Rescue. Provide funding for circumstantial costs, said Commissioner Branch. Commissioners discussed obligating the funds on an annual basis too instead of having contract extensions when allocations cover multiple budget years. Commissioner Hover proposed the Clerk of the Board publish the RFP for initiating Title III projects and asked her to send the forms to those who have applied in the past.

52 **Motion Title III Proposal Process**
53 Commissioner Hover moved to direct the Clerk of the board to publish the RFP notice for Title III
54 projects for funding in 2022. Motion was seconded all were in favor, motion carried. The Clerk inquired
55 about the previous award of \$32,500 allocated to Emergency Management that is for the CWPP that
56 still budgeted for transfer. Commissioner Hover replied that Emergency Management would need to
57 submit a new proposal to use the funds for the CWPP update because the board did not reauthorize
58 the previous allocation to be used in 2021.

59
60 **Briefing Among the Commissioners**
61 Commissioners discussed meetings attended.

62
63 **Executive Session RCW 42.30.110 (1)(g)-Commissioner Branch**
64 Commissioner Hover moved to go into executive session at 10:05 for 15 minutes inviting the Clerk of
65 the Board for 15 to discuss RCW 42.30.110 (1)(g). Motion was seconded, all were in favor, motion
66 carried.

67
68 Executive Session was extended at 10:20 a.m. for another 15 minutes.

69
70 Executive Session was extended at 10:35 a.m. for another 30 minutes.

71
72 Executive Session ended at 11:00 a.m. no decisions were made.

73
74 **Review RFQ's for Courthouse Building Envelop Assessment-Clerk of the Board**
75 The board was provided the three RFQ responses for review. The following companies provided their
76 response:
77 Pioneer Waterproofing Company, Inc.
78 Cortner Architectural
79 (WJE) Wiss, Janney, and Elstner Associates, Inc

80
81 Commissioners will review the responses further and will discuss which company to negotiate with
82 on September 7, 2021.

83
84 **Review Meeting Minutes**
85 Commissioners reviewed their meeting minutes.

86
87 **Update-Planning & Development-Director Palmer**
88 Director of Planning Pete Palmer went over her agenda topics. (attached)

89
90 *Methow Valley Advisory Committee Update*
91 Director Palmer relayed the Methow Advisory Group ideas from a letter she received.
92 * recommended groups be convened after comp plan is adopted so staff is better focused.
93 * optional options for dark skies not just in the sub plans, but gives other communities a way to opt in.
94 * recognize there are other important goals to incorporate
95 * suggested professional technical support.
96 * define expertise of folks to be brought to the table
97 * ensure good faith participation for the duration

98
99 Commissioner Branch sought verification on the issue of Methow Valley Advisory Committee make up.
100 It would be a new group, said Commissioner Hover. A facilitator was suggested to facilitate the process
101 and Commissioner Hover doesn't disagree with someone else running the meeting. Commissioner Hover
102 discussed his thoughts on diversity and what it means to the group.

103
104 *Nightly Rental Compliance Issues*
105 *Multiple Violation issues on numerous rentals*
106 Director Palmer stated she received several reoccurring complaints about nightly rentals being out of
107 compliance. She said many complaints are regarding Veranda Beach area and Methow Reservations.

108
109 *Email from Methow Reservations*
110 An email came in recently complaining that some businesses comply and some do not. There are a lot
111 that have not obtained their permit that have amenities that have not gone through the planned
112 development permitting process. The email said, at some point the county needs to enforce its
113 regulations. It was suggested that a \$3,000 non-compliance fine be enforced. Director Palmer wanted to
114 bring the complaint to the commissioners' awareness because enforcements that have happened seem
115 to fall on deaf ears resulting in noncompliance.

116
117 *Mass Mailing shut down order-fine*
118 The Director said a mass mailing of a shutdown order was suggested.
119 Commissioners discussed changes to the code that would allow a civil process instead of straight to
120 misdemeanor. Director Palmer said a Civil fine would be appealable to the hearing examiner then straight
121 to court. A dollar amount attached to a compliance letter does get attention.

122
123 Progressive enforcement was suggested by Commissioner Branch. He explained there isn't a lot of room
124 for interpretation as expectation timelines are demonstrated for goals.

125
126 Director Palmer said a complaint was received about a Bit-Coin operation in the 9-Mile area. The county
127 has nothing in the county code regarding these types of businesses. The structure for the operation is
128 usually a big building full of computer servers that process transactions and make money. She is finding
129 that it is harsh on the environment, demands a great deal of power, and electronic waste is generated.
130 The server farm building puts off a great deal of thermal energy. Right now, the carbon foot print is about
131 16.14 metric tons for one business. Commissioner Hover asked if the PUD could provide a list of who
132 the large users are in Okanogan County. Commissioner Branch thought Economic Alliance would have
133 additional information on this too and recommended Director Palmer to contact Roni Holder-Deifanbach.

134
135 *MJ Farm Enforcement*
136 Director Palmer stated she issued a stop work order on any new expansions or construction of marijuana
137 operation located on Pitt Road out past Malott. There were many issues with compliance of their permit
138 and there are several lessees on the site who just don't care. The site plan that was done in 2016 does
139 not match what is happening on the property and now there are several unpermitted structures and farms
140 that were not permitted on the site in addition to raw sewage spilling onto the ground. Director Palmer
141 said she did reach out to WSLCB for joint inspection of the site. It is coming up more and more that sites
142 are out of compliance. It seems like it is getting out of control. She asked the board about setting a
143 moratorium until the county can match permit records with the state, and so the county can figure out
144 where exactly the county wants these farms. Commissioner DeTro asked that water rights be addressed
145 and how those are to be used for these types of crops. Director Palmer said exempt wells get metered
146 and reports are turned in monthly. It is the water rights water that the board is concerned about as those
147 sources do not get metered. Commissioner DeTro explained marijuana was not considered to be
148 agriculture by the state.

149
150 Commissioners discussed their desire for moratorium on new marijuana grows and expansions so the
151 board can consider its rules.

152
153

154
155 Director Palmer said she was contacted by DNR Kate Mickleson and they want to apply for a grant to
156 help with alluvial fan mapping to assess the fire and fan debris flows in Okanogan, Chelan, Douglas and
157 Kittitas Counties . Director Palmer said the grant would cover Okanogan and would provide a map tool
158 of where the alluvial fans are located. This information is important to identify for planning purposes. The
159 study is one thing but what we do about it after the fans are mapped out was discussed. Flood insurance
160 may be required once the fans are mapped even if the property isn't on the FEMA map. Examples were
161 provided. (attached)

162
163 The grant is a 75% grant with 25% match which would be split between the counties mapped. DNR is
164 not worried about the match portion, but they would like to know verbally right now if Okanogan County
165 supports the grant application and that we would like to participate. As things get more finalized a written
166 letter of support would be requested.

167
168 **Motion Alluvial Study Grant Verbal Support**

169 Commissioner Hover moved to participate in the alluvial fan study. Motion was seconded, all were in
170 favor, motion carried.

171
172 Director Palmer explained she provided comments to Emergency Management on the draft Multi
173 Hazardous Mitigation Plan. She said time limits placed on the public for providing a comment on the
174 many pages of the plan was an issue. The draft had not yet gone through SEPA as a non-project
175 proposal. She drafted a SEPA checklist for Mr. Goodall to finalize which will give the communities more
176 time to provide input on the draft plan.

177
178 The board adjourned at 3:00 p.m.
179