

RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

MAY 20, 2019

The Okanogan County Board of Commissioners met in regular session on May 20, 2019, with Chairman, Commissioner Jim DeTro; Vice Chairman, Commissioner Chris Branch; Member, Commissioner Andy Hover, and Laleña Johns, Clerk of the Board, present.

Review & Discuss Commissioners' Agenda and Consent Agenda

Commissioners reviewed their consent agenda items and scheduled meeting agenda.

Motion OJT Contract 895-LA VSO Training Work Source-Pamela Perez

Commissioner Branch moved to pull the contract from the consent agenda for approval and authorized the chairman to sign the OJT Contract 895-LA regarding VSO Training that is paid partly by Work Source for Pamela Stevens Y Perez. Motion was seconded, all were in favor, motion carried.

Briefing Among Commissioners–Discuss Individual Weekly Meetings & Schedules

Commissioner Hover updated the board on the Transportation Commissioner tour he attended last week. He stated it would cost about 100 million dollars to repair all the bridges on Hwy 153. We are never going to meet all the matrix requirements such as meeting the ADT requirement because it is nearly a single point of entrance. Commissioner Hover said the Transportation Commission discussed how rural funding can be obtained and what a rural package would look like to do one bridge at a time. All we can do is show them what is going on with the bridges and hope some funds come our way. The bridges were way down on the list. It is that many have major physical deteriorations and Spalding, rebar's showing where a normal bridge is inspected every two years, and these are inspected every six months.

At 9:35 a.m. Ms. Craig updated the board on several items. Communications wish to transfer the old truck to Maintenance. The Clerk of the Board stated she did not wish for Maintenance to take on a vehicle that is tired and worn out.

Discussion & Inspecting of Courthouse Roof – Maintenance

Joe Poulin explained the concern and repairs needed on the courthouse stucco on the cornices. Commissioners discussed short term and long term repairs to the stucco on the courthouse cornices. An employee on staff has professional experience with concrete repairs including stucco. Commissioners discussed fabricated cornice covers that are made out of metal like one or two were done when the courthouse was re-roofed.

In the short term something needs to be done to secure the loose pieces. Commissioner Hover asked if the actual structure is failing underneath the stucco. Mr. Poulin said no it is just the stucco coming off. Commissioners would rather fix the pieces that are unsafe. There are a couple places that are unsafe.

Commissioner Hover asked about getting commercial window replacement quotes for replacing the windows at Public Works with double pane vinyl windows.

The big three point mower serving the fairgrounds blew some oil, so it is in the shop. Commissioner Hover thanked Joe for tearing down the announcer's booth at the fairgrounds. A fork lift was used to take it down. It was taken to the back area right now.

Need some paperwork for calf chute and silver pens as those were only borrowed by the Boots and

Saddle Club. We can use them, but not sell them as they will want those back.

Commissioners discussed the need to prep the arena and announcement booth sites. Commissioner Hover discussed whether or not additional soil should be brought in or condition the soils we already have to get it nice and loamy. He will discuss this with public works. Commissioner Hover hoped the arena order will be here by June 30. Commissioner Hover discussed the possibility of issuing monthly passes to those who wish to utilize the arena, which would generate revenue.

It was thought that Dorothy Skelton may still be doing the books for the Boots and Saddle Club.

Member of Okanogan Watch Group, Emily Sisson, audio and video recording the meeting.

Continued Public Hearing – OCC17A.400 Water Availability Study Area

Perry Huston, Angie Hubbard, Cortney Ingle and Chris Erlandsen were present.

Commissioner DeTro opened up the hearing to staff. Director Huston gave his introductory remarks and indicated this is a continued public hearing that was held April 1, 2019. As required we are required to conduct a public hearing within the required timeframe.

There are three things the board is to consider:

- 1) Leave water study area designation in restricted areas.
- 2) Remand to planning commission for further review and recommendation as required by RCW 36.70.
- 3) Adopt the revisions

Language previously stated regarding subdivisions was discussed and the changes to be accepted. Reviewed public input and expanded the language within the document. The provisions for accepting an application were discussed for vesting purposes and provides opportunity for appeal.

Commissioner DeTro closed the hearing to staff and opened up to the board.
Lorah Super member of the public arrived.

Motion Ordinance 2019-8 Water Availability

Commissioner Hover moved to adopt Ordinance No 2019-8 adopting an amendment to OCC 17A.400.120 Water Availability Study Areas to clarify legislative intent. Motion was seconded, all were in favor, motion carried.

The chairman closed the hearing to staff and opened up for commissioners discussion had a call and left the meeting room.

Update – Planning Department – Perry Huston

Cortney Ingle, Angie Hubbard, Lorah Super, Christa Levine, Emily Sisson, Chris Erlandsen

Director Huston explained language that amends the code further regarding water availability for subdivisions. (attached) Commissioners discussed the additional language with the director.

Motion Remand to Planning Commission

Commissioner Branch moved to remand the revisions to the Planning Commission for further review and recommendation. After several moments, Commissioner Branch said due to lack of second the motion died.

Motion Remand to Planning Commission

Commissioner Hover moved to remand OCC 17A 400 revision draft to the Planning Commission with some proposed amendments. Motion was seconded. Commissioners discussed the subdivision code

Title 16 and added section D(6) and asked if the board would contemplate mitigation for outside irrigation because it says consumptive use . Could have staff develop better language. Motion was seconded, all were in favor, motion carried.

Commissioners reviewed the draft language regarding mitigation measures in any water availability study area. (attached) Commissioners discussed the amendment language and discussed their direction on amending the section.

Motion Director Huston Direction

Commissioner Hover moved to direct Perry Huston to change and amend the language within the subdivision code that is closer to what was discussed today for future review. Motion seconded, all were in favor, motion carried. Commissioners wish to review once drafted.

Director Huston explained a letter was drafted regarding the delisting of the wolf.

Motion Staff Direction Wolf Delist Support Letter

Commissioner Hover moved to direct staff to prepare the letter on commissioner letterhead. Motion was seconded, all were in favor, motion carried.

Director Huston continued to discuss the zoning for the various zones. Commissioner Branch asked what market are we satisfying, whatever we do today doesn't mean it locks us into a growth scenario forever. With five year reviews we hope to get those done sooner than every 20 years.

A draft ordinance that amends the district use chart was provided. The advisory group did refine language. Compatible uses were discussed and the kinds of intensity allowed for the designation. Based upon the last discussion this ordinance would amend 17A in several sections regarding the residential zoning. Language in the multi family structure section was discussed. If adopted the ordinance would adopt interim amendments to OCC 17A.40.060, OCC 17A.50.060, OCC 17A60.060 and OCC 17A.220 District use chart and sets a public hearing as required by RCW 36.70.795. Commissioners discussed the amended language for the various sections. (attached)

Director Hutson recommended the Planning Commission review these amendments together rather than setting them up on separate courses. Commissioner Branch explained the process is like a roll of the dice. Director Huston observed this section of code has become a discussion topic of the WRIA group and a center piece. The Planning Commission may come up with a different recommendation.

WRIA 49 Watershed Plan

Director Huston explained ongoing list of projects and mitigations were discussed. Commissioner Hover asked about the technical advisory group and which names were considered.

Director Huston discussed the lower Methow Reach and the existing parcels and existing parcels not developed we would likely strip the 2 cfs. Methow Review district has different regulations than other parts of the county. The area was shown on the Okanogan Zone map. Director Huston discussed the 994 number of parcels currently in Rural -1 zone. 778 parcels currently outside the proposed expansion areas for Pateros/Brewster/ and they are in connectivity with the Columbia River (DOE Analysis) these parcels could create 11,994 new lots. If 798 parcels in Rural-1 were re-designed to rural-5 353 could be further subdivided to 2,275 which is a fraction of the 11,994 in the previous scenario. Steep slope areas were discussed.

Commissioner Hover favored going to five acre zoning if people can create a subdivision of property for example a 20 acre parcel could have five lots. Director Huston explained how that could work for clustering.

Code Enforcement Update

The cabin is gone, explained Director Huston. The attorney is involved and working on getting the front end clean again. It was looking better for a moment. As the Director was talking with the person, two pickup trucks came in filled with stuff and drove right by without stopping. There is no control of what is going into that thing. Director Huston will discuss this issue with the environmental health director. Shutting down without a restoration plan is what is needed but Director Huston has not done that before. He isn't sure the cost of the real estate will pay for the cost to clean it up. Director Huston stated the person still has issues on the west side over the mess he left there.

Received a proposal for the M-Tank ceiling project from Beaman. A fee schedule was provided by the architect if acceptable a contract will be generated for commissioners' consideration.

Champerly Shores does not have the money for the design build they would prefer those costs are wrapped into the bond. Best estimate for that cost is around \$25,000. He asked if the commissioners were comfortable paying the professional services from his budget. The funds could be fronted for the costs until funds come in from the bond. Director Huston relayed the approximate project timeline. Construction would be early spring next year. This winter we would get the bond issue completed and bond sold either late this year or next.

On June 29th Director Huston will attend the Champerly Shores homeowner's association meeting. Commissioners discussed using \$25,000 from Infrastructure fund 117 then paying it back when the bond issue is funded. Director Huston explained connection fees would help pay the loan off. Commissioners would like to discuss at the finance committee meeting tomorrow.

Noxious Weed Board Code Amendment Update

Director Huston explained as he pieced together the information. Okanogan County apparently formed the noxious weed district then when the state formed the noxious weed boards, then the county's had the option of activating them. Okanogan County activated their board. Weed districts were in effect until that time, but he doesn't see anything dissolving the districts when the weed board was activated. There are two sections Noxious Weed board and Noxious Weed districts. He will recommend both be looked at to ensure consistency with RCW laws.

Director Huston stated he drafted a resolution regarding the Communications tax as Mr. Worden is scheduled to discuss the ballot question with the commissioners tomorrow.

Motion Ordinance 2019-9 Interim OCC 17A.40.060, OCC 17A.50.060, 17A.60.060, and OCC 17A.220 District Use Chart

Commissioner Hover moved to approve Ordinance 2019-9 adopting interim amendments to OCC 17A.40.060, OCC 17A.50.060, 17A.60.060, and OCC 17A.220 District Use Chart and setting a public hearing as required by RCW 36.70.795 to June 17, 2019 at 1:30 p.m. Motion was seconded all were in favor, motion carried.

Motion - Voucher Approval - Commissioners

Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and those expense reimbursement claims certified as required by RCW 42.24.090 have been recorded on a list, and made available to the Board. As of this date, the Board did vote, by unanimous vote, to approve the regular vouchers in the amount of \$104,205.53 and Payroll vouchers in the amount of \$913,153.68. Warrant numbers as cited on the attached blanket voucher list. Motion seconded and carried.

Motion Public Health Voucher

Commissioner Branch moved to approve the Public Health Vouchers including payroll in the amount of \$32,576.60 and regular vouchers in the amount of \$483.79. Warrant numbers as cited on the attached blanket voucher list. Motion was seconded, all were in favor, motion carried.

Discussion – Assessor’s iPad Software Proposal – Assessor Larry Gilman

Steve Nearants

Assessor Gilman provided the Commissioners with the bid for the Data Cloud Solutions LLC Startup. Letter attached. He did discuss with Treasurer the use of the REET Funds which are currently being held for REET purchase with that money. He said with the shift of the commercial appraiser wages he requested the commissioners pay the rest of the balance \$26,417.25. Use of REET funds must be tied to tax collections. He gave up an employee and a vehicle.

The Assessor was paying software maintenance fees in the amount of \$4992 annually the last year it was paid. It is about \$2,000 more for this new system per year. Quotes were provided of the vendors. Annual maintenance costs will be about \$12,154, which will be funded half with Assessor’s current expense budget and half with REET Funds. He said full payment is not needed until April 2020. For next year everything will be fully covered after. Next year as an alternative \$6,000 could be use of the REET Funds.

Motion Data Cloud Solutions, LLC Assessor iPad Software Implementation

Commissioner Hover moved that the Assessor work with the Auditor and Treasurer on a \$13,208.73 budget supplemental from Contingency Reserve for half the cost of the needed funds for the software purchase and authorized initialization of the contract with Data Solutions LLC. Motion was seconded, all were in favor, motion carried. Commissioners discussed that next year prior to April they would like to use \$6,000 from REET and remainder to pay off the total costs.

Review Meeting Minutes

Commissioners reviewed their meeting minutes and offered corrections.

The board adjourned at 4:00 p.m.