

1 **RECORD OF THE PROCEEDINGS**

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3 **OKANOGAN COUNTY**

4
5 **MARCH 19, 2018**

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7 9:00 AM	Review Commissioners Agenda and Consent Agenda
8 9:30 AM	Briefing Among Commissioners – Discuss Individual Meetings & Schedules
9 1:30 PM	Public Hearing-Nightly Rentals OCC 17A.270 –Director Perry Huston
10	Update Planning following Public Hearing— Perry Huston
11 4:00 PM	Review Consent Agenda and Meeting Minutes

12

13 The Okanogan County Board of Commissioners met in regular session on March 19, 2018,
14 with Chairman Commissioner Jim DeTro, Commissioner Chris Branch, Commissioner Andy
15 Hover, and Laleña Johns, Clerk of the Board, present.

16
17 **Review Commissioners Agenda and Consent Agenda**

18 Commissioners reviewed the consent agenda items.

19
20 **Briefing Among Commissioners – Discuss Individual Meetings & Schedules**

21 Commissioners discussed their individual calendars and meetings they individually
22 attended last week.

23
24 The board adjourned for lunch at 11:50 a.m.

25
26 **Public Hearing-Nightly Rentals OCC 17A.270 –Director Perry Huston**

27 Char Schumacher, Angie Hubbard, Dave Hilton, members of the public Verlene
28 Hughes, Melanie Rowland, Lorah Super, and Emily Sisson, member of the public taking
29 notes by hand.

30
31 Commissioner DeTro opened the hearing at 1:35 p.m.

32
33 Commissioner DeTro called for staff report. Director Huston provided the relevant
34 documents showing markups of commenter Bill Pope. (attached)

35
36 Director Huston explained what sections changed. 1) Eliminated amortization, but all
37 legal pre-existing remain; 2) Annual license –not permit review; 3) PD’s vested. The
38 nightly rentals are allowed in PD where the PD allows them.

39
40 The assumption is that Public Health has also adopted their process including the
41 requirement that all public health documents are in hand when the applicant applies
42 with Planning Dept.

43
44 Dan Higbee stated one thing is the resolution that developed 180 days max. If those
45 rentals became full time then that should be changed. From what he understands, the
46 resolution did not require sprinkler systems so the board at the time established a 180
47 day time frame for renting the property. Mr. Higbee explained research before the 180
48 days was adopted in the resolution. Commissioner Hover explained building code
49 changes will likely be adopted in 2020. If it does, that resolution can be rescinded at that
50 time.

51
52 Director Huston explained some nightly rentals were found to not be paying their Hotel
53 Motel tax to the department of revenue.

54
55 Commissioner Branch asked about licensing versus permitting and asked if insurance
56 was also required? Yes, the planning commission had the same concern, but he is not
57 sure what the certificate would look like as proof of insurance.

58
59 Commissioner Hover asked if a new PD with proposed nightly rentals, they would need
60 to build that into their application and subsequent development agreement.

61
62 Commissioner DeTro closed staff report and opened up for citizen comments.

63
64 Natalie Kuehler, attorney representing some of the legal preexisting nightly rental
65 owners. OCC 5.06.3 building permits clarification from requiring an inspection report to
66 record. She explained what changes to an application would trigger the need for
67 building permit. Proof of liability insurance, she doesn't believe other commercial
68 establishments are required to have the insurance and it is unknown why nightly rental
69 establishments would be required.

70
71 Section 17A intention was to clarify 030A which doesn't require certain areas to obtain
72 the license. It is unclear who would be exempted requirements.

73
74 Commissioner DeTro called for other testimony seeing no one, he opened up to
75 commissioners' discussion.

76
77 Commissioner Hover discussed the suggestions. Director Huston stated it would make
78 sense to take the building record out of the licensing requirement and put it under the
79 conditions. It will be a onetime thing. Listening to the discussion under permit approval
80 the site analysis should be noted. Some zones do require different compliances and it
81 was suggested that it be specific to site specific conditions. Commissioner Hover does
82 not believe other businesses are required to submit their liability insurance. He believes

83 it too onerous and would be hard to enforce. He understands the intent of the
84 recommendation. Commissioner DeTro and Branch believed that because other
85 commercial businesses are not also required to have the insurance on file, that we
86 could be putting ourselves in a situation. Commissioner Hover would like to know what
87 the options are now. The commissioners believe they understand the issues and have
88 addressed them in the draft. Director Huston will prepare clean documents consistent
89 with the discussion.

90

91 **Motion Staff Direction-Comp Plan**

92 Commissioner Hover moved to direct staff to prepare the documents based on the
93 public hearing comments. Director Huston explained what would be prepared.
94 Commissioners discussed the details for further direction clarification. Motion was
95 seconded, all were in favor, motion carried.

96

97 The audio recorder was turned off.

98

99 **Update Planning- Perry Huston**

100 Staff Dan Higbee, Angie Hubbard. Members of the public Verlene Hughes, Melanie
101 Rowland, Lorah Super, Emily Sisson

102

103 *SMP*

104 Director Huston discussed the various comments received from DOE regarding the county's
105 Shoreline Master Program. There is a distinction between community and public access.
106 Looking at our code community access would be people in developments; public access is
107 the public at large. The tact the board took before was focused on public access. The DOE
108 letter articulated the language to be used. We are in the 30 day period as March 2 is the
109 date of the letter and that date starts the clock to either accept the changes or not. The
110 previously proposed language actually came out of the advisory group and that information
111 went to Planning Commission and now DOE is using it. Commissioner Branch explained
112 how he sees the differences between community accesses versus public access. Provision
113 to access the shoreline was read from the DOE comment letter for clarification.
114 Commissioners discussed their viewpoints as they related to the accesses.

115

116 The board would like consistent language.

117

118 It was suggested that where the riverine designation was changed to rural, it should be
119 changed to conservancy on the map. The board agreed to making changes to the map, as
120 discussed, with track changes to the county's public access definition for further review.
121 Commissioner Hover explained his thoughts on the original cumulative impacts analysis
122 having designations not included in the current SMP draft.

123

124

125 Next Monday, the SMP draft will be provided to the board, with accepted changes,
126 conversion of map with tract changes to the county's public access definition for review.

127

128 *Proposed Communication Center*

129 Mike Worden

130

131 Mr. Worden explained efforts to meet with interested parties for a future dispatch center. A
132 bubble chart with the conceptual design was provided for the discussion. (attached) Mr.
133 Worden provided details not rendered in the drawing with he idea leaving the north end to
134 expand exterior walls in the future. The space was conceived with three floors that would
135 house the Dispatch, Emergency Services, and Central Services. Dispatch would require
136 antennas as noted on the roof top drawing.

137

138 More detailed information is needed from other counties who have dispatch centers. Grant
139 and Klickitat Counties may have additional information. Critical infrastructure buildings sites
140 should generally be much larger. The building is envisioned to be placed on the back corner
141 of the VG Admin parking lot. The benefits are a clear site to two towers and are located next
142 to the governing body. There were other benefits in terms of laying out additional fiber for
143 central services for better connectivity. It is unknown whether or not the hillside can be
144 worked on to provide required access.

145

146 Commissioner DeTro left this meeting at 3:05 p.m. to attend another meeting

147

148 Commissioner Hover explained the NEWC meeting will be held April 13 and this discussion
149 is on the agenda. There is funding available to counties but access to the funds is not
150 known at the time. The conversation among the other NEWC counties should bring out the
151 possible sources.

152

153 The proposed vehicle work bay would provide indoor space to the radio tech and protect
154 tools against the elements. Mr. Worden stated feedback from other counties is needed to
155 find out how they addressed support spaces.

156

157 Director Huston discussed the Comp Plan publication 36.77.95 will not be the public hearing
158 to discuss the final form, it will actually be set to receive comments on the interim controls.
159 We have an extra public hearing in there specifically to discuss the idea or not for interim
160 controls. That is in the works.

161

162 The vision statement was read out loud. Ms. Melanie Rowland commented that a rural
163 lifestyle should be further defined. Commissioners believe it leads to inventory of critical
164 areas must be in there. Commissioner Branch believed the language leads us to the other
165 stages in the comp plan, the vision statement is merely a cue to get there.

166

167 The language in the identified sections including the discussed alternatives will be
168 incorporated and provided to the board next week.

169

170 **Motion Homeless Housing Agreement**

171 Commissioner Hover moved to approve the 2018 Homeless Housing Funds agreement with
172 Support Center in the amount of \$50,000. Motion was seconded, all were in favor, motion
173 carried.

174

175 Commissioners spoke to Leah McCormack about cash on hand sufficient to cover costs.
176 Ms. McCormack replied that it will be close but there should be sufficient cash.

177

178 **Motion - Voucher Approval - Commissioners**

179 Vouchers certified and audited by the Auditing Officer as required by RCW 42.24.080 and
180 those expense reimbursement claims certified as required by RCW 42.24.090 have been
181 recorded on a list, and made available to the Board. As of this date, the Board did vote, by
182 unanimous vote, to approve the regular vouchers in the amount of \$97,001.20, and Payroll
183 vouchers in the amount of \$858,131.37. Warrant numbers as cited on the attached blanket
184 voucher list. Motion seconded and carried.

185 **Motion Public Health Voucher**

186 Commissioner moved to approve the Public Health Payroll vouchers in the amount of
187 \$30,560.91. Warrant numbers as cited on the attached blanket voucher list. Motion was
188 seconded, all were in favor, motion carried.

189

190 **Review Consent Agenda and Meeting Minutes**

191

192 The board adjourned at 5:00 p.m.

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