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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

MAY 10, 2021

9:00 AM Review Commissioners Agenda and Consent Agenda
9:30 AM Briefing Among Commissioners- Discuss Individual Weekly Meetings and Schedule
10:00 AM Review Meeting Minutes
10:30 AM Discussion -Building Department Vehicle Purchase Authorization-Dan Higbee
1:30 PM Public Hearing on Ordinance 2021-4 Interim Amendments to OCC 17.A.40.060, OCC 17A.50.060, OCC 17A.60.060, and OCC 17A.220 District Use Chart
2:30 PM Review Meeting Minutes
3:00 PM Public Hearing Capital Facilities Plan-Commissioners

The Okanogan County Board of Commissioners met in Regular session at 123 5th Avenue North, Okanogan, Washington on May 10, 2021, with; Chairman, Commissioner Chris Branch; Vice-Chairman, Commissioner Andy Hover; Member, 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.

Commissioner Jim DeTro was absent today.

Review Commissioners Agenda and Consent Agenda

Commissioners reviewed their agenda and made some adjustments. Commissioners moved the building official from 10:30 a.m. to 9:15 a.m. Item #5 on the consent agenda should say Ordinance 2021-5. Commissioner Branch stated he sent WSAC our new website to review for ADA accessibility compliance.

Discussion -Building Department Vehicle Purchase Authorization-Dan Higbee

Was able to get a hold of Jerry and he doesn't make a difference with the resale value. The difference between mileage between the ford and Chevy and it is about and would make up the different in three years with \$600 difference. Commissioners were looking to justify purchasing the Ford as the middle cost vehicle. Commissioners believe due to the savings in fuel over time that the Ford vehicle would be best. Ford will likely have a higher resale value and the cost savings on fuel are reasons to waive the requirement to go with the lowest bid. He talked to Jerry about putting the vehicles into the ER&R schedules.

Motion Building Department Pickup Truck Purchase Approval

Dan Higbee explained his request for authorization to purchase the Ford pickup truck for \$35,900.12 from Jess Ford based on the cost savings over time for fuel and the resale value of Ford. Motion was seconded, all were in favor, motion carried.

Get Missy to full time again since the department has been so busy. The fund has plenty of cash, but a supplemental is needed for the expense of the full-time costs. She is already budgeted 8-

49 months of the year at ¾ time. Commissioner Hover would like to see the costs of the position first.
50 There is time today, to present the information and resolution at 2:30 p.m.

51
52 If the county goes with the DUDE Solutions program the costs would need to be split between
53 Building, Planning and Health departments. It can be afforded based on the cash in the fund. iPads
54 would allow workers to do business in the field even without cell service at the time the info is
55 updated in the field. The integration of tasks between the departments will be very helpful to the
56 process. Most of the building that is occurring is in the Methow. Commissioners discussed Nightly
57 Rentals and the amount of money people are willing to pay for a weekend. Commissioners
58 discussed enforcements to ensure folks comply with Okanogan County. We may need to up the
59 enforcement actions. Competition is unfair if Nightly Rentals are not paying their share of the taxes.
60 Commissioner Hover said the only way we can do affordable housing is to form a housing trust.
61 Affordable housing development is not possible in the county in the Methow unless you have a
62 water right. Revamp in stream flow rules. There are things we can do in the Comprehensive Plan
63 that would help the situation.

64
65 **Briefing Among Commissioners- Discuss Individual Weekly Meetings and Schedule**

66 The Clerk of the Board discussed several items with the board: NEWC meeting May 20; DAHP
67 Courthouse Curvilinear roof line project Grant award and schedule time with the consultant for
68 developing project timeline and scope of work' TV District #1 Safe Start and Seattle Foundation
69 funding donation discussion;

70
71 Commissioners discussed providing discussion time regarding item #5 Ordinance 2021-5 repealing
72 OCC 2.66 Oroville Regional Planning Advisory Committee. Commissioner Branch stated he doesn't
73 want to bring it up as the section of code hasn't been used and didn't think opening it up would
74 generate a chance to discuss.

75
76 Commissioners received a comment requesting the zoom info for the Board of Health meeting be
77 posted on the commissioners' agenda even though the Board of Health meeting is not a Board of
78 County Commissioners meeting. The Clerk of the Board placed the ULR to the Board of Health
79 website on the commissioners' online agenda.

80
81 **Review Meeting Minutes**

82 The Board reviewed their meeting minutes of May 3 & 4, 2021.

83
84 The board adjourned until 1:30 p.m.

85
86 **Public Hearing on Ordinance 2021-4 Interim Amendments to OCC 17.A.40.060, OCC**
87 **17A.50.060, OCC 17A.60.060, and OCC 17A.220 District Use Chart**

88 Pete Palmer, Dan Higbee

89
90 The hearing was not opened up due to the Planning Director statement that the Public Hearing
91 notice for today's hearing on Ordinance 2021-4 was not published. She said nothing was done to
92 prepare for today and this code amendment slipped through the cracks. The Chairman stated the
93 public hearing is hereby cancelled. We are already passed the 60 days.

94
95 The public hearing process was discussed and RCW and County codes reviewed. It makes a
96 difference as to which entity initiates proposed changes and who holds the public hearing. It was
97 unclear who initiated changes to this portion of code since it was handled by the previous Planning

98 Director. Commissioner Hover discussed when the public hearing would be before the
99 commissioners as the decision makers. Commissioner Branch explained initiation of interim
100 controls and a petition for a zoning change. The current zone map was reviewed.

101
102 Commissioners discussed what would happen if they adopted the Ordinance again since it expired
103 prior to the hearing. We don't want to get caught into a rolling moratorium. Commissioner Hover
104 discussed context of our zone code. Commissioners want to make sure the Planning Commission
105 is doing everything they can to relay the Comp Plan to the commissioners. He doesn't think there
106 is enough multifamily dwellings. Commissioner Hover would like R-5 areas, outside WRIA 48, to be
107 allowed multifamily dwellings and doesn't want a conflict between our Housing Plan and zone
108 codes.

109
110 Implications in leaving as is today should be researched, said Commissioner Branch.

111
112 Building Official Dan Higbee, as requested by the board, provided costs to make a $\frac{3}{4}$ time position
113 fulltime. The cost, this year, would be around \$10,000 and next year due to required medical
114 insurance would be around \$25,000. The Building Dept budget can handle the additional costs and
115 will more likely to break even rather than gaining. The department needs the additional coverage to
116 provide normal service to the public.

117
118 **Motion Resolution 60-2021 Permit Technician Full Time**

119 Commissioner Hover moved to approve resolution 60-2021 authorizing the Permit Technician to
120 become full time employee effective May 21. Motion was seconded, all were in favor, motion carried.

121
122 *Advisory Boards*

123 Director Palmer will update the board on advisory committees tomorrow during staff.

124
125 *Permit Software*

126 This will be discussed by the commissioners at the Public Health Meeting tomorrow.

127
128 **Public Hearing Capital Facilities Plan-Commissioners**

129 Larry Gilman

130
131 Commissioner Branch opened up the hearing to staff. Commissioner Hover gave the staff report of
132 the process to update the Capital Facilities Plan to identify projects and funding sources to pay for
133 them using REET and rural tax and .09 dollars. Commissioner Branch opened up the hearing to the
134 public, seeing no public who wished to comment, public comment was closed. The hearing was
135 opened up to commissioners' discussion.

136
137 Commissioner Hover read from the comments submitted by Department Heads.

- 138 • Sheriff commented on the jail and significant issues due to obsolete design and
139 environmental controls and kitchen.
- 140 • The Court Clerk commented about missed correction regarding the facilitator office. The
141 Clerk of the Board commented that the Admin front doors be installed a push bar for exiting.
142 Assessor's office requested security glass be installed.
- 143 • The Prosecutor's office requested HVAC duct work, main entrance, security cameras in
144 stairwells and lobby, security glass in Prosecutor's office with speaker piece, keyless entry,

145 North Entry doors difficult to operate need to add exterior doors to security door lock system,
146 support enforcement security glass with speaker piece, cameras and safety button.
147 • Assessor Gilman commented that his office be included in the safety glass installation
148 project of the Treasurer and Auditor.

149 Commissioners discussed whether to continue the hearing or move to adopt the document pursuant
150 to making the changes. Commissioner Hover stated he is willing to incorporate the changes and
151 additions.

152
153 **Motion**
154 Commissioner DeTro moved to approve the Capital Facilities Plan pursuant to incorporating the
155 changes of the departments. A resolution to be formally approved via consent agenda once
156 comments are incorporated. Motion was seconded, all were in favor, motion carried.

157
158 Commissioner Hover moved to adjourn at 3:22 p.m. Motion was seconded, all were in favor, motion
159 carried.

160
161 Dated at Okanogan, Washington this ____ day of _____ 2021.

162
163