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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

SEPTEMBER 25, 2023

9:00 AM Review Commissioners Agenda and Consent Agenda

9:15 AM Public Comment Period

9:30 AM Discussion-Public Safety Testing Software-Sherriff Budrow

10:00 AM Commissioners Staff Meeting

11:00 AM Discussion Accessory Dwelling Units-Commissioners

The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue North, Okanogan, Washington on September 25, 2023 with Chairman, Commissioner Chris Branch; Vice-Chairman, Commissioner Andy Hover; Member, Commissioner Jon Neal; and the Clerk of the Board, Laleña Johns, present.

AV Capture and Zoom provided audio and video accessibility for public interaction.

Review Commissioners Agenda and Consent Agenda

Commissioners discussed legislative items Commissioner Branch attended during Legislative Steering Committee meeting last week. There are several bills of interest coming up and some strategies to discuss regarding sales tax.

Commissioners discussed Fairgrounds budget amendment.

Commissioners discussed water laws and water appraisals by Dept of Ecology. There were concerns expressed about water transfers.

Public Comment Period

Emily Sisson, via zoom, had no public comment.

Discussion-Public Safety Testing Software-Sherriff Budrow

Sheriff Budrow explained the applicant recruiting tool for corrections and law enforcement deputies' positions. We have been getting zero applicants for open positions on corrections side and only one for law enforcement. It costs applicants extra money for their test scores to be submitted to Okanogan County if it wasn't chosen as one of the two agencies included in the base fee applicants pay. Commissioner Hover asked if there was a limit. Sheriff Budrow stated he would do this for one year and see what happens. He has not done the calculations to see how much the cost would be. He will check how it all works and come back to the board with his findings.

We pay Public Safety to automatically have our county added so we can receive the scores of applicants.

Commissioners Staff Meeting

Emergency Manager Maurice Goodall explained the Burn Ban and Burn Restrictions were reduced to allow fire pits, but it automatically lifts October 15 by the language of the resolution.

He and Lori Caswell attended Washington State Emergency Management convention conference last week. He explained that the conversations revolved around brief review of the events that happened over the year.

54 We must address the fairgrounds water system so it is correct. There was a design originally that
55 separated domestic from irrigation, but the design was completed on the ground. Mr. Goodall
56 explained how it was designed and built for future system add-ons and how it is now valved at every
57 single Y that feeds domestic needs. He said some things were modified over time that will need to be
58 addressed to standard. The mainline used for domestic is not used for the main irrigation system
59 because the irrigation is a different line. Commissioner Branch asked about how the situation would
60 be described in a grant application to fix the water issues at the fairgrounds. Mr. Goodall said a well-
61 insulated structure that houses the water controls is needed. If another well is drilled would it have one
62 domestic and one irrigation pump installed to get to where the water is needed?
63

64 **Discussion Accessory Dwelling Units-Commissioners**

65 Planning Director Pete Palmer, Building Official Dan Higbee, Emily Sisson on zoom and one
66 unidentified zoom participate.
67

68 Commissioner Branch stated this discussion is an informal discussion about accessory dwelling
69 units. Director Palmer stated to meet the timeline of end of December in the stipulation she did
70 have the discussion planned with the commissioners. The Planning Commission has not yet seen
71 this and it has not gone out for public review until the BOCC is alright with it. Director Palmer said
72 the subject matter today, is to go over the MRD section of the draft zone code to see what Future
73 wise and MVCC proposed. There are current legal discussions about ADU's in the Methow right
74 now and court case surrounding the memorandum/checklist. Director Palmer stated she is not
75 comfortable talking about this in detail. Commissioner Branch stated under the water law playing
76 around single family domestic. Commissioner Hover discussed a scenario about his thoughts.
77 What it used to be that it was a certain foot print of 50% of the structure and it was changed to a
78 max of 1500 square feet 100 feet away from the main house. He explained what he would be
79 comfortable with title restriction that it never be separated from the main house. A breezeway
80 connects it to the house and then he can build to whatever size. He explained contradictions with
81 our comp plan, and what housing related issues have already been declared.
82

83 Director Palmer said it is the water determination and water availability determination that is
84 messing with the ADU's. Once she gets things back from the legal team the board will have an
85 executive session to go over the legal matter. She is only doing what the attorneys determine.
86 The attorneys are running the show. Commissioner Hover relayed there was no session law
87 definition for single domestic use. Director Palmer stated property owners are selling property
88 with ag buildings as residential, and some are building adu's and then renting them out even when
89 these buildings are not properly permitted for the use Commissioner Branch explained a scenario
90 what if his family moves a single wide onto his property to prevent homelessness, then years later
91 the family member passes away. He now has two single family dwellings. The commissioners
92 continued discussing adu in the mrd. The code allows the Planning Director authority to determine
93 "hardship". There should not be a hardship provision in there, said Commissioner Hover. He does
94 think additions should be allowed. Commissioner Branch agreed there should not be a hardship
95 provision. It is the future provision with regard to a family member, that he wants to work out and
96 the use beyond that. Commissioner Neal said the biggest concern is short term rentals, not the
97 long-term ones. We do not have a civil penalty for things like this, if we had one, then Director
98 Palmer could issue a civil action for unpermitted short-term rentals when people are found to have
99 one.
100

101 Commissioner Branch discussed his thoughts on family accessory dwelling units and
102 enforcement when deviated from the original use and reasons why the costs of the Planning
103 Department go up. Commissioner Hover stated we cannot enforce every law in the books and

104 believes this is controlled through zoning planned developments. Discuss ways to make it easier
105 to enforce.

106
107 Shelley Keitzman updated the commissioners on the Fairgrounds rental contract that is ready and
108 now has language about security in it.

109
110 Ms. Keitzman explained the Public Records Coordinator has tendered resignation. With the public
111 records request process sorted out now the position does not appear to have full-time work
112 responsibilities. She and the Clerk of the Board agree that Public Records Coordinator work be
113 absorbed and reorganized with a change to the Deputy Clerk of the Board I grade 24 to a Deputy
114 Clerk of the Board II, grade 26 position. Funds would come from the unfilled Public Records
115 Coordinator wages. Some of the financial work assigned to the Deputy Clerk of the Board I
116 position would then be reassigned to the Admin Secretary currently a grade 14 adjusting it a grade
117 16. The Board discussed the changes and agreed they would consider. Commissioner Branch
118 discussed his wish to post the commissioners webpage with the commissioners' draft agenda
119 items ahead of the meetings. That way the public can see what the board is going to consider.
120 The Clerk of the Board stated this was definitely possible and asked commissioners reiterate to
121 the department heads, that information to be presented be sent ahead of time to the Clerk of the
122 Board for webpage posting.

123
124
125 The board adjourned at 12:25 p.m.