

Board of Okanogan County Commissioners  
July 1, 2024, AM & PM

JN—Jon Neal, BOCC, Chair, District 3  
AH—Andy Hover, BOCC, District 1  
CB—Chris Branch, BOCC, District 2  
LJ—Lanie Johns, Clerk of the Board  
NB—Nick Bates, Fairgrounds Manager  
PP—Pete Palmer, Director of Planning  
SS—Susan Speiker, Clerk of the Court  
EM—Esther Milner, Chief Civil Deputy Prosecutor  
JT—Josh Thompson, Public Works  
SK—Shelley Keitzman, Human Resources and Risk Management

These notes were taken by an Okanogan County Watch volunteer. Every attempt is made to be accurate. Notes are verbatim when possible, and otherwise summarized or paraphrased. Note takers comments or clarifications are in italics. These notes are published at <https://www.countywatch.org/> and are not the official county record of the meeting. For officially approved minutes, which are normally published at a later time, see [https://okanogancounty.org/offices/commissioners/commissioners\\_proceedings.php](https://okanogancounty.org/offices/commissioners/commissioners_proceedings.php)

The time stamps refer to the times on the AV Capture archive of the meeting on this date at [https://www.okanogancounty.org/departments/boards/live\\_streaming\\_of\\_meetings.php](https://www.okanogancounty.org/departments/boards/live_streaming_of_meetings.php). To locate items in real time, the clock on the wall in the AV Capture screen can be helpful.

Summary of significant discussions:

- Pete Palmer, Director of Planning, tells the commissioners about the Planning Commission's recent meeting. She thinks that training in the Open Public Meetings Act for non-Growth Management Act counties would be useful, as well as training in the basics of Robert's Rules of Order. They also discuss whether or not the county needs a full-time employee to establish a water bank.
- Esther Milner, Chief Civil Deputy Prosecutor and Josh Thompson of Public Works discuss changes in procedures for using the Small Works Roster needed to bring the county into compliance with state regulations. Unfortunately, there is no audio for much of the meeting.
- Pete Palmer returns after lunch to discuss changes in the zone code recommended by the Planning Commission at its recent meeting. The commissioners plan to meet later with the Planning Commission to discuss the changes.
- Meeting adjourned at 3:14

**-4:32:31**—Commissioners pledged their allegiance before the AV Capture recording began.

**-4:19:30**—Public comments.

Ms. Jackson's comment from the chat box on zoom:

*Pride in the park in Omak was entertaining.*

*I did not see one officer or city official.... If we're so proud about an event happening in our city, why weren't our leaders out supporting such a function?*

*It would have been nice to see our officers out and about at all functions.*

*I went to the opening of the skate park, it was great to see people out.*

*Our officers and city officials participated in this function.*

*When giving out free skateboards, it was a, first come, first serve basis.*

*But unfortunately, the "Free stuff" they were giving away, was bias over one group of people, over the other, which was not explained when signing up.*

*If I would have known that the group was going to be biased, I would have never brought my*

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*grandchildren to participated in such a function.*

*It was very demoralizing to the people who waited for hours.*

*Who would approve of a function not treating Our Community equally?*

*I hope we can in the future make sure this does not happen again to our community.*

*Thank you.*

*Mrs Jackson*

**-4:11:30**—AH and JN discuss traffic conditions in the summer in the Methow and the rest of the county. Victoria Day (July 1) may bring in an influx of Canadian tourists. JN talks about his recent vacation in Scotland.

NB—Nick Bates, Fairgrounds Manager.

NB—Did we come to an agreement about week control?

JN—Yes. I think we approved it.

AH—We need to remember to tell people when we approve the numbers.

AH—We probably didn't budget that. We'll probably have to do a budget supplemental sometimes for that \$5,000. Spraying might have been in professional services in the past.

NB—What about the High School rodeo?

CB—We scheduled a discussion about that for tomorrow, when all three of us would be here.

NB—Horse barn? They did the bids the way they did because it'll save them money on insurance.

Describes how they plan to do the work. A little over \$100,000.

AH—The insurance settlement was more than \$80,000. Make sure LJ gets the documentation about the bids you solicited.

AH—We're going to redo our purchasing policy, and we're supposed to have a bond. But we can waive it in lieu of retainage. I want to make sure we do stuff the same way every time. So if we do this, we give them notice to proceed and the retainage deal.

NB—They'll start by the middle of July.

AH—If you put all the information in a packet, we can deal with it tomorrow.

NB—I'll make a list of all the people I contacted and what their responses were.

NB—CB was at the Fairgrounds and looked at the drains and waterlines.

NB—The guys are starting to get all the buildings cleaned up.

NB—Some of the Quonset huts don't have power to the plugins.

NB—Larissa wants to know about the food contracts. Can we just put a blurb in it about prior arrangements to do your set-up early?

NB—Another question we were talking about is potable water vs. irrigation.

CB—We need to have a backflow prohibitor.

NB—I sent JN a note about how the Commercial Building was sagging in the middle. I think maybe bearing walls were pulled out.

Discussion about what to do. Put in post and beams? AH asks NB to price glulam beams at a lumber yard.

NB—I'll get the horse barn fixed first and get it done. That's it for me. NB leaves.

**-3-42:25**—PP—I'm Pete Palmer, Director of Planning.

PP-The Planning Commission met, and I'll tell you about it in the afternoon., but there are several parts of the code need to be cleaned up: Clearing and Grading, Critical Areas. Flood Plain, Shoreline Management. Some have statutory requirements for updates.

AH—I say do Title 20 and the Shoreline Management first, so everything is squared away with the court stipulation.

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JN—Makes sense to me.

PP—I think the Critical Areas will get attention, like the zoning code, so I'd like to do it as a stand-alone.

AH—We need to meet about Critical Areas. I'm not going to let the state push us into someplace if we can get something that works for us but isn't exactly what we want. I don't want a three-letter agency telling us what to do.

PP—The next thing that came from the PC is a suggestion that they'd like some training. Open Public Meetings Act, maybe a short course for counties not under the Growth Management Act. Some want training, but others don't think they need it.

AH—I think we should require the training.

PP—Another thing people think would help them is training on rules and responsibilities of the PC and use [Jurassic Parliament](#) to learn Robert's Rules in general. A lot of it is just basic knowledge.

CB—Part of it is running meetings and other stuff about –don't meet in the parking lot after the meetings.

AH—I have to leave for a phone call, but I'd like to hear about this in the afternoon.

PP—I'd like to get a full day set up, maybe in the winter months when they're not farming and ranching. And an agenda, but I'll need the BOCC. I don't have authority over them.

CB—Just having a discussion about what our code tells us we have to do under RCW 36.70. We could have a joint meeting with the PC

JN—I'd do that. There's stuff we could all learn.

CB—And all be on the same page. Need to find a time to have the meeting—day vs evening.

CB—Also, outside of that, the Planning Association of Washington has good training stuff. There was a boot camp one year at Lake Sammamish that was cool. They taught you to be objective in your decision making.

PP—Sometimes they get off track by reading things on their phones, but they don't know what applies to them or not. They get confused about public comments, for example—comments at hearing and comments at just regular meetings.

PP—The last thing—I saw CB's email about the water banking. I'd like to know how grant applications are going for that.

CB—We'd really need resources to do this work and thought we could fill a full-time position developing a water bank. The more I look at it, the more I think it'd be a full-time position.

PP—On the water availability side of it, takes a lot of my time right now, plus the Planner 2 is using a lot of her time. I think it should be a full-time position to do this work.

CB—We talked about someone who could make water determinations with enough knowledge.

PP—You think it'll be straightforward, but when you dig into it, it's often not. The ones we're getting now are the ones with problems. If the property owners had dealt with in at the beginning, now we wouldn't have problems 20 years later.

CB—It takes someone to keep up with that and to go to the seminars once in a while.

PP—I didn't think that as a Planner, I'd need to know so much about this, but I do.

CB—Someone developing a water bank would learn so much about water rights.

CB—When you decide on water in subdivisions, you wonder how commissioners do that. This is how Hearst came up.

PP—I wish people would ask the right questions going through the water permit process, instead of how to get around it. That's what's causing the problems today—people 40 years ago going around the rules.

PP—The average property owner doesn't understand this stuff.

PP—One more thing. Cameron is sick today, but we were supposed to give an update about the mapping that he's doing. Maybe put it on the agenda by itself to make sure it gets discussed.

CB—Good idea.

PP leaves.

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**-3:18:13**—CB—I don't know about the current updates being recommended by Fish and Wildlife for Critical Areas. It's based on priority habitat species on the maps. There's latitude in the protection provided. It doesn't have to be no development. The places where they don't want development are the places you didn't want to develop anyway.

JN—What qualifies as a wetland if it dries up part of the year.

CB—There's a four-tier system, and there are levels of use in each tier. And the determinations are only good for five to seven years because the climate changes.

JN—Ecology is changing rules for fill-in floodplains. If you fill here, the water goes there.

Further discussion about shoreline, floodplain and water rights issues.

**-3:04:15**—JN—Good morning!

SS—(Susan Speiker, Clerk of the Courts) Good morning.

SS—The second half of my staff has completed the mental health training. Shelley was awesome and got us full reimbursement after each group.

SS—There were four bills in the legislature that affected our ability to collect LFOs (Legal Financial Obligations). I talked to Shelley Short (Senator for the 7<sup>th</sup> Legislative District) and she was tracking all four bills. We hope she'll be a friend to us.

SS—Training via zoom from the AOC (Administrative Office of the Courts).

SS—I'm going to send someone to Walla Walla in September for training in destruction of exhibits. Also, I'm working with the Walla Walla clerk to bring her to Okanogan to help us destroy exhibits. It's something we need to do. Since I've been here since 2015, I've been trying to get the office into compliance. We have five pages of new legislation that I'm catching up with. New legislation concerning child pornography exhibits. It shortened the retention period. The clerks are working to align everything and make things less confusing.

SS—We're still working on the 19 boxes from the ice jam. I opted to take everything back after they were scanned, and I'm glad I did. One important signature wasn't legible, so I rescanned it.

CB—Who does quality control on their end of it?

SS—It's stressful when this happens.

SS—Enterprise Justice is the new system that replacing the old new system. It's frustrating to have new systems too frequently.

SS-- We received significant bad news. We'd hoped to raise the portal fee to generate more income for the county. We hadn't increased the portal fee since 2018, when it started. For our county it's about \$7,500. The decision comes from the AOC because it's their system. I took over the presidency of the Washington Association of County Clerks, so I'll have some say in the matter.

CB—Well, it's good you're involved with the Clerks in WSAC (Washington State Assoc. of Counties). They're our main lobbyists.

SS—There's a big difference between big and little counties.

CB—We agreed in WSAC to do no harm to other counties. You can legislate without harming other counties, but you have to be careful. Big counties need to understand.

SS—The overtime budget is amazing. I've used it a lot for training, and I may have to come back for Enterprise Training, but I hope to have enough.

SS—I'm looking at a product for court funds. It's a loadable card. Some people would rather have a check, but younger people often would rather not have a check. With the court fund card, they can either get cash from it, or they can download an app and they can put the money that would go to the card would go to their bank account. We're seeing how much the program would cost. People getting paid restitution would have cards that are recharged every month.

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SS—In a court technology seminar, I learned about technology of updates. There's a lot of stuff to help up maximize our small spaces.

SS—Any questions?

JN—Why did AOC eliminate the portal fees?

SS explains why.

SS—That's all I've got. SS leaves.

**-2:34:12**—EM—I sent information to you on Friday. The 2023 legislation begins in 2024, so there's a time crunch.

EM—Josh (Thomson, County Engineer) brought it to our attention, as did the State Auditor.

EM—Legislation changes rules for the Small Works Roster. They've been incorporated. Also changes to apprenticeships.

EM—I tried to make sure we're compliant with the rules.

EM—I added an approval process for the BOCC to say yea or nay. It would help tracking projects.

EM—Other provisions in the Small Works Roster—everyone on the list willing to work in the area has to be contacted. We have to ask the contractor if it's a (*inaudible*)-owned veteran-owned, small business. And when we send annual invitation to be on the roster, they're informed of this.

AH—I imagine resetting the database us in Access wouldn't be hard to be able to send documents to a set of people. It was on Excel before and you checked boxes like plumbing, HVAC, whatever.

**-2:26:40**—Audio can no longer be heard.

**-1:44:10**—BOCC resumes at 1:30 PM—Discussion of the Planning Commission's Recommendation for Zone Code Revision. First they have to deal with a feedback issue. Lanie saves the day.

**-1:40:10**—PP—Good afternoon. What I handed out was the PC's commendations on the zone code revision. There are the red-line revision, the revisions for the District Use Chart (DUC) and the revisions triggered by the public comments. I'd like some time—maybe two hours—for a work session to talk about the changes the PC recommended.

AH—Can we do it with the PC members present?

PP—Maybe at their regular meeting on July 22.

AH—A lot isn't bad—a lot of Conditional Use Permits (CUPs) and stuff. The communication facilities in R5's—I can understand why they'd want to do that up on hills, but there are a few like Bulk Petroleum in R20s. There are commercial activities in R20s and I wonder what their thought process is.

CB—Your plan today was to do an overview? I think we could get into the details AH brought up during the two-hour session.

AH—Yeah.

PP—I tried to push that when we adopted the Comp Plan, we used alternative 3 that pushed development into R2 and R5 where there was infrastructure to support those businesses. But I don't know if the PC knew that and pushed development wherever it wanted to go.

AH—Meat packing, for example, should have infrastructure, there might be a need for that closer to the farms. CB says let's look at the map.

AH—But when they talk about permitting farms in the urban residential area, homeowners don't think they're going to bring in cattle you have to fence out. Two hours may not be enough.

JN—They also have farming in the airport. That's not good.

AH—I don't know if the FAA even allows it.

PP—They're tightening up around airport districts. Not habitat, just airport.

CB—Various animals get on the runway.

AH—There's not a ton of stuff that sticks out. But I can't believe they changed the lighting issue in the Methow Review District (MRD).

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PP—We tried to keep them to just the changes made in the document and not make other changes until the next review comes around. That was one of the things John Crandell (Planning Commission member for District #2) was adamant about—that we get in the things in the comments we were receiving from the Methow. Lots of comments were from the Methow about ridge tops, lighting, noise.

AH—I can get behind the ridge top thing. There are a lot of rural places that do this. The downcast lighting thing is different. There are cougars, bears, people and you want to light up your property to see what's going on.

PP—I pushed them to listen to the people on the PC from the Methow. John took it back to the community and came back with the wording.

AH—Again, I think it'd be good to have a joint meeting.

JN—I'm for a joint meeting. July 22 is the next one?

AH—I think we should do it sooner if we can. I want answers to some of my questions.

PP—I think that would benefit a lot of people. For the BOCC to have a special meeting, you need to have 24-hour notice. When would you like to do it? If you guys set the date and we notify them.

AH—How about next Monday, July 8<sup>th</sup>.

AH—Something came up about height. Did they take height out all the places?

PP—The consultant put height in a chart behind the DUC, but Phil wanted to read it in the text. We left the chart in there.

AH—They didn't take all the heights out?

PP—There are a couple of places where they changed the densities. In the R1s, they wanted it at 35%. Right now, it's not applicable.

AH—What would you want that? There's not a lot to build on with 1 acre. Maybe they meant to limit the building to 65% of the area.

PP—I think there's a lack of understanding.

CB—I would like to get it a little bit straight between us before we meet with the PC. Right now we're just jumping to stuff we've picked out. I think we should go through it in order. I think even the lighting thing we need to discuss and see if we disagree among ourselves.

PP—So I'll be on your agenda next week?

AH—Yes. Probably for all afternoon.

LJ—Maybe start at 10:30 after the public hearing?

Everyone agrees that sounds good.

**-1:22:35**—CB—I started with the recommendations from the PC and backing in to it, to see if they agreed with the original. I used the PC recommendation chart to see where there was agreement. From our perspective, it'll require some discussion. When you talk about these uses, you can picture it in your mind but you can think of all kinds of variations that make you wonder if they'll apply.

AH—All of the ones they agreed with, we've had comments on, and if the PC agrees with the comments, I'm not going to worry about them. But the ones in blue, they changed it back after the public comments. Now we have to decide to keep it or change it back to what the comments said.

PP—Correct.

AH—R2s and R5s DUC.

PP—The whole thing in the redline revision, going back to the R1s—their big thing was what they changed in the MRD and the removal of every change to the temporary use designation. Those were the pop-up sales, out-door festivals. Trying to get ahead of unsafe operations.

AH—I want to ask them about the MRD. I want to ask about the lighting. I've never been big on down-lighting. On a ranch, I want to see as much as I can see. The worst light polluter is the ice rink. You can see it from miles around.

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CB—That's in town, right? Downlighting, to me, there's an opportunity to see an area lighted up, but not so much the glare that goes halfway across the county. People complain about it here, too. At the ball fields, too. We live where you can see the sky and people see it as a quality-of-life issue. I just bought a downlight for right in front of my shop. There's a plus and minus to that.

AH—You did it on your own accord.

PP—I live out in the wilderness, and I've got a place above the agency. They took rural right away from my place. I live a mile away, but it's hard to see the stars at night. But I'd rather have my headlamp on to look for a bear than to have the glare of light in my glasses. That's me personally.

AH—Well, I do want to question the PC, but I'll abate myself right now.

PP—The other thing the PC had heartburn about was conditional uses. We explained that it helped people think their developments through. To know they've addresses everything to get the permits. The conditional use has other agencies weigh in, and if those agencies could stop the project, the person hasn't spent lots of money of a development that won't happen.

AH—As a homeowner, it protects me from my neighbor doing something like starting a car compactor business running 24/7. It infringes on the rights of others. You need some regulation to make sure....

AH—Remember when CB and I got in office, and everyone wanted to start a pot farm.

CB—Zoning is good so everyone can know the character of the area. And conditional uses matter. Suppose that I want to have a portable sawmill. It matters what the scale would be.

CB—Then there's things like home occupations. You sign the wood permit, you just sign the paper. But if you have a yard sale for too long, is it really a yard sale?

AH—On the DUC, they've got communication facilities. I don't think anybody wants to build new towers.

CB—They might. Lots of people don't want them near to them. I'd like to have it go through the process because I don't know what a communications facility is.

AH—So we have to look at the map.

CB—We need to know the setting.

AH—I don't agree with a dairy farm in R-2. If the farm was there first, then I'm OK with it. But if the farm moves in after the other people are there...

AH—Food store retail in R2s and R5s. I think it's probably OK. R2s and R5s are usually right out of town. And then there's Ellisforde. I don't know its zoning, but there are some (*inaudible*) around here that are county. What about Mallot? I think it's urban residential.

CB—So it makes sense in those places. To me it could be a permitted use. Who's going to put a big food store out in the county, but it's nice to have a little store. They're not going to put Safeway in.

AH—Gravel pits, we've already gone over them.

AH—What's our definition of light industrial?

PP—I have to look but I think it's most like packaging.

AH—If a commercial business wants to come in, it might want to be in the county.

CB—It should need a CUP because it's a broad category.

AH—Meat packing. I think they need to be a little further out. So return to permitted use in R2s and R5s is fine. Have they always been permitted use?

PP—Yes. It was changed from permitted use to conditional use, and they want it returned to permitted us.

PP—We changed it to conditional use permit because of the disposal of the animal waste.

AH—Maybe someone will come up to fix the hauling problem in the county. But you have to do something with your wastewater.

PP—there are so many environmental problems with meat packing, so it's good to look at it all.

CB—And you don't want to set up people for failure.

AH—We should discuss their decision about this.

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CB—That’s one of the things about why I wanted to do this. We can single things out like meat packing and see what we don’t want. Like breweries.

AH—A conditional use permit means—we want to give this to you, but you have to meet these conditions.

CB—They’re meant to be issued.

PP—When I came to the Planning Department here, it was drilled into the planners’ heads that they were here to stop development. It took a long time to get this turned around. We want you to get your permit, but it gets them to address the issues head on. They have to think the project through, start to finish.

CB—With CUPs, you’ve got to enforce them, too.

PP—In the past it’s been sort of pick and choose.

**-58:04**—AH—Restaurants and cafes permitted. That’s weird. In some R2s it’d be OK, but some not.

CB—That’s getting into growth management. It could be going farm-to-table. It’s a business that works, but it causes problems with the neighborhood.

AH—We’re not Growth Management yet, so maybe it’s a good thing. And wineries.

CB—With CUPs, you put people through a lot of exercise to do what they need to do. I’m inclined to think of them as a permitted use. There was a restaurant along highways. If our Comp Plan is working right, it might work.

AH—What’s the definition of commercial portable sawmill.

PP—It’s one that sets up and starts selling products. There’s an unpermitted one in the Methow.

Neighbor is complaining because he’s starting mulching piles, sawdust. He’s become an industry. Noise and dust pollution.

CB—You could do it with low impact. Some are portable and some are just small. There was one in Twisp for a while. I used to help run one in an R20 that you couldn’t even see. Nobody knew it was there. But those guys aren’t going to go get a CUP anyway?

?—About lumber mills, are they getting certified? Do you have to have certified wood?

AH—Not just for what they’re making. Fence posts, etc.

AH—Certified would be for structural pieces.

AH—Wholesale establishments? The definition is really just selling a lot of stuff.

PP—I wanted to see if Walmart would qualify.

CB—I think that one should stay CUP. You don’t know what you’ve got until you’ve got it. Each one is going to be different, but unfortunately, the permits cost the same.

AH—Maybe we could do something about that.

Discussion about different ways to bill for CUPs.

PP—Usually the permit fee for a CUP is going to be one of the cheapest one you can get. The access fee for coming off the highway is a lot more. One guy is trying to get the cultural resources survey done for his gravel pit and one company would charge \$40,000. CUP triggers the public hearing, the hearings examiner, SEPA. Those are processes that are costly to the county. In 2020, I was asked to bring the fee schedule to see if it offset the cost to the county. It didn’t. We redid the fee schedule, but it’s still not at that threshold.

CB—To have something reasonable, and you charge the average cost, some will get a good deal, and some will pay. If you charge by the hour, it costs money to keep track of everything.

CB—There was a permit that took a long time to process because the person wouldn’t answer all of the questions. Sometimes you have to charge for what you’re doing, not a standard fee.

CB—If I ask you for information on the SEPA checklist, and you waive it off, the taxpayers are paying for that.

CB—When I started at Tonasket, the CUP fee was \$5.00.



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AH—In the R20s, why did agriculture related industries ever get taken to CUP, because that's where you do agriculture related industries. I'm for permitted use in R20s.

PP—The asphalt batch plant was removed from R20s. They want it back to the CUP, but I argued that. It puts a lot of stress on the infrastructure—the roads alone.

AH—They're right on the highway. If they're in the county on dirt roads, that would be bad.

CB—A lot of businesses don't relocate out into the...

AH—You'd have to haul so much stuff.

CB—If somebody decides to do that, something else is going on.

-40:27—AH—Auto rental, auto sales, auto service, auto wrecking operations. I'm OK with that being in CUP. You OK?

CB—What if I've got a junk yard. Eventually someone will complain I have too many cars plus the cars will be leaking fluids.

JN—If you're a wrecking yard, there are a lot of state regulations you have to follow.

PP lists some of the regulations.

CB—Those ones that exist now, Ecology isn't doing anything about them.

PP—That's because they're unpermitted. We got some complaints because Ecology was recently visiting. The state is complaining to us about the wrecking yards.

CB—What if they obey all the rules and have a fence?

AH—It depends.

PP—Unless you've really dealt with these activities like I have... Let's talk about that recycling place that could be a wrecking yard. There's drug activity, stolen cars being hidden there. They're crushing cars in the middle of the night. If we get them out in R20s, how much do we want the Sheriff's Office being out there so much.

AH—I don't think we can zone about that.

PP—Safety, health and welfare.

AH—I understand, but think of transportation costs. 1,600 miles of paved road mostly in one giant U. Having stuff in different places, as long as it's along infrastructure, it can be OK.

CB—The one at Ellisforde started out as a non-permitted use. It's already a problem. When you get the permit, now you've got to enforce it. And if you really wanted to be a real business, you'd want to be in a better location.

PP—They don't develop because someone said "I want to develop a wrecking yard and serve the community." You see the ones that are permitted and they're shutting down. Not doing any crushing anymore. A lot of wrecking yards begin as unpermitted sites.

CB—Having to deal with them tells us about the use itself. An auto wrecking business doesn't make sense in most of the places where we have R20s.

AH—To be more efficient—R20s have the most concern. Can we look at that on Monday? Today can we look at the others?

AH—Suburban residential farms. They want them as permitted use. That's just inviting problems. And if I have a flock of chickens in the backyard, is that a farm?

AH—At most, it should be a CUP. Even if you just grew garlic, it would piss the neighbors off with the smell.

AH—And if it's suburban residential, that zone there to build houses. There's no reason to put in a farm. If someone on the PC gave me a really good reason, I'd reconsider.

CB—In Walla Walla County, when you get into 5s, they have little truck farms with produce stands out in front.

AH—I'm good with that. We need to grow our own food.

CB—In a residential neighborhood, there's an onion stand.

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**29:04**—AH—Airport development. I'd say CUP on farms there.

AH—In airport districts they made farms permitted. I think they should be CUP.

CB—There might be other rules that apply in the zones. Orchards vs. garlic.

JN—Garlic doesn't get that tall.

AH—Neighborhood commercial. Farms are permitted, but maybe they shouldn't be.

CB—If we're looking for places to put houses, put the farms somewhere else.

PP—I think Neighborhood commercial is in the MRD.

AH—We shouldn't have any neighborhood commercial anymore. Can't do it because of water.

PP—Most are in Mazama.

Discussion of the alfalfa field near Mazama junction. PP will discuss it with the intern.

CB—Did you change the definition of public utility? How about making non-profits OK, too. Like the Electrical Co-op in the Methow. I want to make sure they're included.

AH—Having a map just colored with R20s so we can easily see it.

PP—I'll email the maps to you. And I'll have someone to put it up on the screen, too.

CB—Do we have a map—land use inventory—from the Comp Plan?

CB—Can we get a map that shows existing uses.

AH—I would just see a jumble of colors.

CB—If you see a concentration of different uses.

CB—Look at what you've got. Figure out what you want. Figure out how to get there.

AH—If I've a parcel in R20, and I'm doing one of these things, is that coded somewhere?

JN—You can get residential, agricultural, and industrial. Just basic.

CB—If you're looking at light industrial, you can look for concentration.

PP—The assessor has about 30 different designation codes. But it's not always up to date. I'll ask the GIS staff if that was done.

CB—We had the town planning commissioners color in the lots themselves. When we say we're talking about 20s, lets look and see what they look like. Then we'll know where the uses we're talking about are.

**-16:50**—AH—Sorry to interrupt you but I would like to petition the state to put up deer crossing signs from the high school to Witte Rd. in the Methow. Lots of deer are getting killed there.

AH—We should be talking to Josh about this, but we need to write a letter to get a sign. Whether or not people will respect the sign, I don't know.

AH—Can we finish the rest on Monday?

CB—I can talk to you a little about the maps. I think we might fine tune it and zero in on some places. We want to know where we're talking about.

PP—I need to know what I want when I'm talking to Gene.

PP—I'll work on them and be prepared for Monday.

CB—There's a special voucher we need to do. It's an OSHA thing. I move to approve the special voucher run for \$5,400 for corrective notice fines. Passes 3-0.

SK—I'm Shelley Keitzman, Risk Manager. I have forwarded the energy audit grant program and CB wanted the board to talk about it. LJ knows more than me.

LJ—There's a reporting requirement for the audit and WSAC is offering some grant money to help with that. Tier 1 buildings are 50,000 sq ft or more. Tier 2 buildings are between 20,000 and 50,000 sq ft. We have no Tier 1. July 1, 2027, is the deadline for us to determine whether or not we except or have to go

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through the full-blown energy assessment to meet the clean building standard. WSAC has money to help counties to help.

SK—We need a contact person. I've got a list of Tier 1 & 2.

LJ—Haven't done any energy audit for the courthouse since 2016.

SK—I assume they'll tell us what we need to do to be compliant when they do the audit. Who do you want work with WSAC?

SK—I can take an initial run at it, and if it gets more complicated later on, I can ask for help.

SK—Most of the building are around 20,000.

LJ—They also want to know about historic buildings. We'll see what we need to do to be exempt. I assume that's what you want us to be.

SK—I'll call Curtis Steinhauer (Policy Analyst at WSAC) and let him know I'm it.

LJ—One thing to do: Rena Shawver would like JN to call her about the Oroville Food Bank. Here's her number.

LJ—I submitted the DAHP (Department of Archeology and Historic Preservation) grant for the courthouse for \$1,000,000. Part of the match includes the projects going now.

Meeting adjourned at 3:14.