

Board of Okanogan County Commissioners
Monday, April 17, 2023 AM

JN—Jon Neal, BOCC, District 3
AH—Andy Hover, BOCC, Vice-Chair, District 1--Absent
CB—Chris Branch, BOCC, Chair, District 2
LJ—Lanie Johns, Clerk of the Board
CHa—Crystal Hawley, Deputy Clerk of the Board
EM—Esther Milner, Chief Civil Deputy Prosecutor
MG—Maurice Goodall, Emergency Management
NP—Naomie Peasley—Fairgrounds Manager
JP—Joe Poulin, Maintenance Supervisor
PP—Pete Palmer, Director of Planning

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

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. To locate items in real time, the clock on the wall in the AV Capture screen can be helpful.

Summary of significant discussions:

- Commissioners hear brief updates from
 - Maurice Goodall, Emergency Management
 - Naomie Peasley, Fairgrounds Manager
 - Joe Poulin, Maintenance Supervisor
- Pete Palmer updates the commissioners on her department’s work with the purchase of the Arletta Development (also known as the Sunny M Ranch). Commissioner Hover says he will probably abstain for voting on this issue because his family is involved in it and he’s worked on the project.
- PP discusses several smaller issues including a structure that should be removed, the problematic recycling center and a road name change that will upset some of the residents on the road. The change will bring the road name into compliance with the County Code and will make it easier for EMS personnel to find residences in an emergency.
- Commissioners and PP discuss the proposed zone code revisions. They will continue the discussion next Monday.

Commissioners discuss their experiences with raccoons and skunks inside the house.

01:45—Pledge of Allegiance.

BOCC goes into a short Executive Session, under RCW 42.30.110(1)(i)—ongoing litigation. Inviting EM and PP, lasting until 9:15.

15:40—No public comments.

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CB—I ran in to someone from a company at the County Leaders’ Conference. He’ll look for historical insurance policies for land you might own. If he finds nothing, you pay nothing. If we want to look into this, he’ll be available via zoom.

JN—Maybe he could find the haz belts (?) for the Justice Center.

Commissioners discuss phishing scams and phone scams.

Commissioners discuss Sidley Lake, a few miles NW of Molson, where barrels of pesticides were found some time ago. Now they learn that the soil is not contaminated.

24:50—MG—Maurice Goodall, Emergency Management. MG updates the commissioners about an incident at Owhi Lake, NNE of Nespelem. A culvert under a county road has collapsed a small amount and so water is being pumped into the channel on the other side of the road. There was some worry about the road being washed away, but the Corps of Engineers has put in a big pump to prevent that. MG notes that no one remembers the stream ever overflowing onto the road. The person in charge on the small dam at the end of the lake was recently laid off, so no one knows much about the situation. MG—I went to the Utility Pre-fire Workshop in Ellensburg last week. There was lots of networking. I also went to the Everbridge workshop about emergency notification. They showed how to get Spanish notifications out.

MG—I have the flood management meeting on Wednesday. It’s for agencies and first responders. The Weather Service, DNR, Fire Districts, etc. attended. I’m trying to get some Canadians to come but I don’t know if they will.

MG—That’s all I’ve got.

37:20—Naomie Peasley, Fairgrounds Manager is next.

NP—I’ve only got a few things.

NP—I’ve received the report from Shelley Keitzman in Risk Pool about the horse barns that were damaged by snow this winter. How should I proceed? I think the insurance settlement is \$80,000.

AH—I think the deductible is \$5,000.

Commissioners discuss pros and cons of keeping the barn and fixing it or adopting a near-term goal of demolishing and replacing it. The decision doesn’t have to be made right now. CB would like to get more information before they make a decision. They also discuss other buildings at the Fairgrounds that need repair. NP invites the commissioners to come to the Fairgrounds to tour the buildings.

Commissioners also discuss financing the new horse stalls. Commissioner Hover will write a resolution about the grant from the Lumbermen’s Trust. It will be on the Consent Agenda for Tuesday.

CB—How does the schedule look for Saturdays in June. We want to have celebration for Albert Roberts from the Conservation District.

NP—The Agriplex is all booked up on the weekends through December. There are other buildings that are available, though.

NP—That’s all I’ve got.

59:35—JP—I’m Joe Poulin, Maintenance Supervisor. I checked the prices for purchase of the air conditioning units. Sunbelt is still the cheapest.

AH—I’ll talk about how we’ll pay for them at the Finance Committee meeting tomorrow.

JP—The quote is good through the end of the month.

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Discussion about moving another AC unit at Childhood Development.
JP—That’s all for this week.

1:04:00—CB—Before you get started, Pete, how much do you know about Owhi Lake?

PP—The tribe did a bunch of restoration work, trying to create a wetlands. When I was a little girl, the water would flow over the road.

CB—Good to know.

PP—I’m Pete Palmer, Planning Director. I’ve got a few updates before we do the zone code review.

PP—The Methow Conservancy requested a meeting with us about the Arletta Development (*also called the Sunny M Ranch*), 1200 acres—includes bringing water to the project. The project will consist of a lot of natural things—agriculture, trails, wildlife and also up to 40 affordable housing units. I asked them to submit a review of land use, so we could get started. I’m sure there will be legal review, having so many houses.

AH—I’m intertwined with that project. My brother is farming on land in the purchase area. I may abstain from voting. I don’t think I have a conflict of interest with what they want to do, but I’ve been working on the project. The water right they’re buying was my grandpa’s.

CB—The agriculture element will remain?

AH—Huge.

PP—Yes.

PP—Arnie Marchand is moving forward with his proposal to remove the river channel between the Similkameen River and the Okanogan River is south Oroville. He’s tried to get other agencies to do it, including the county, but now he’s going to submit a JARPA (Joint Aquatic Resources Permit Application). He says the channel is man-made, serves no use to any person, county or state department, hurts salmon habitat with silt and dirt, and often closes the drainage for Lake Osoyoos. Every year it gets worse.

CB to JN—Do you know about it?

JN—The water does sometimes back up when the Similkameen runs very high.

CB to PP—As the SEPA (State Environmental Policy Act) official, will you refer the JARPA to the other agencies for their expertise?

PP—Yes.

PP—Mike Murphy has been complaining about a structure in the Valley Short Plat. Near Tonasket. We’ve involved the Building and Health Departments. The Health Department has issued fines. We’ve sent letters to have the building removed. She’s also been given a building permit to move it to another property. Sent her another letter. She says she’ll go do what she could.

PP—We get ugly emails from him, but we’re not ignoring it.

PP—We don’t have the money to do the cleanup ourselves. \$7,000.

CB—I’ll come by and get the location and go see how it compares to other properties.

PP—Also, I drafted a letter that will go to EM for review. It will terminate Rory Westerman’s permit for the recycling thing.

CB—It’s long past time to deal with that.

PP—The last thing is Bob Tollefson’s visit this morning. Okanogan County Code—12.25.230 (Physical Address Required) says any public or private road must be named if there are three or more structures on it. Commissioners and PP discuss this private road near Panorama Point with four structures without street numbers. Labeled A, B, C and D. Difficult for EMS to find the house, and yet residents don’t want a different address.

PP—Just wanted you to know that I’m going to rename the road and they’re going to kick and scream.

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1:26:35—PP—Basically, what you're seeing (in the zoning code changes) are based on the comments that came in. That's what we're going to muddle through.

AH—Lorah (Super) is on the line (zoom) and when I point something out in the MRDs (Methow Review District) she's going to wonder how it got back in there. I can't figure out why.

PP—Maybe Futurewise comments? It should say in the draft.

AH—They goofed up. Isabelle's (Spohn) comment was misconstrued. I'll send you our comments when we're done. I'll type in our edits so it'll collaborative.

PP—Great. I'll send it to Ferdouse Oneza (of Oneza and Associates), and she'll make corrections. Then it can go to the Planning Commissions. And one more thing. There's now a vacant position due to the passing of Albert.

1:31:40— AH—I'll share the zone code draft on zoom. We can work on it and I'll email it to her when we're done. It's got all the comments except from the Yakama Nation's which were a little bit late. Most were about water availability.

AH—17A.010. General Provisions Discussion.

17A.010.070 is about compliance. We should talk about this with the attorneys that have been working with us about water.

PP—Your changes show in blue?

AH—Yes. I'll make sure you can tell my comments.

Commissioners discuss the revised zone code Rural-2 zoning, Agriculture, Density, Multi-family Dwelling Units, Agrotourism, Agriculture and the Methow Review District. It is difficult to follow this discussion on AVCapture because we can't see the screen that AH is sharing. Also, some of the discussion wasn't recorded due to a problem with the AVCapture. The discussion will continue at the BOCC meeting on Monday, April 24 at 10:30.

3:13:35—Commissioners discuss reporting requirements for other meetings they attend.

3:18:50—AH—A different matter. I move to accept the petitioner's proposed settlement to resolve the LUPA (Land Use Petition Act) matter, Superior Court Case #22-2-00453-24 (Methow Valley Irrigation District vs. Okanogan County). Motion Passes.

Adjourn until tomorrow at 12:21.