

Board of Okanogan County Commissioners
11/30/2020 PM

JD—Jim DeTro, BOCC chair, District 3
AH—Andy Hover, BOCC vice-chair, District 1
CB—Chris Branch, BOCC, District 2
LJ—Lalena Johns-clerk to the Commissioners
PP—Pete Palmer, Director of Planning and Development
CS—Char Schumacher, Senior Planner, Planning Department
NP—Naomi Peasley, Okanogan Fairgrounds Manager
LM—Leah McCormick, County Treasurer
SP—Steve Pozzanghera, Director, WDFW Region 1
JH—Justin Haug, Okanogan Lands Manager, WDSW

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/Commissioners/Minutes%202014/March%204,%202014.htm>

The time stamps refer to the times on the AV Capture archive of the meeting on this date at <https://okanogancounty.org/avcapture.html> To locate items in real time, the clock on the wall in the AV Capture screen can be helpful.

Summary of significant discussions:

Planning Department will buy a Jeep 4X4 from Barry Automotive after PP confirms that the bid price includes taxes and any other miscellaneous expenses. PP updates the Commissioners on the Twisp Restoration Project. Finally, PP tells the commissioners she's trying to track Cannabis licenses issued by the state to match site analysis approvals with marijuana operations in the County. The commissioners adopt an amended motion for a six month moratorium on new approvals within the county in order to get a handle on the density of marijuana operations. The amendment makes the moratorium contingent on a legal review by the Chief Civil Deputy. CB votes against the motion, pointing out that potential marijuana growers will still be able to clear land and erect fences even with the moratorium.

Naomi Peasley, Fairgrounds Manager, and Commissioners discuss bids for the security system for the Courts at the Fairgrounds. Commissioners decide to accept the bid from Compunet for \$49,000.

Steve Pozzanghera and Justin Haug of WDFW update the commissioners on proposed land acquisitions and also update them on projects planned for several WDFW sites.

2:48:03—Public Hearing, Development Agreement Unger Short Plat.

CS—The hearing concerns a development agreement that allows Bill and Deborah Unger to connect to the Eastlake sewer system and delay paying the connection fees until the lots sell. The agreement has been approved by Oroville. If the lots don't sell for five years, they'll pay the connection fees then. There are three lots, but one has a pending sale, so the agreement is pertinent to only the other two.

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CB—That’s a three lot short plat?

CS—Yes. One lot has a house with an existing approved septic system. So when it needs to be improved, it’ll connect to the sewer system, but not prior to the approval of the short plat for the other two lots.

CB—That’s in our policies. We’ve done it before. I don’t object. Plus Oroville approves. Move to approve the agreement. Motion passes 3-0.

2:55:15—Commissioners discuss a missing email from Kathy Power. AH has a hard copy but no one can find it in his inbox. Later AH discovers the email in his junk mail file.

PP—Planning Department update.

PP—Bill for purchase of a new vehicle. I got three bids. Lowest was from Barry Automotive in Wenatchee. The total cost is \$22,520 and we budgeted \$27,000 for it. PP distributes paperwork to Commissioners for all three bids.

AH—I want to be sure the price includes sales tax. The other bids show everything but not this one.

CB—Shall we approve subject to verification of the price?

AH—One bid is from a local business, so I want to make sure.

PP—I’ll check to verify, but it’s my understanding the bid includes all the costs associated with purchase.

AH—OK. We’ll approve subject to verification. 2021 4X4 Jeep Compass SUV for \$22,520.

3:01:30—PP—Quick discussion of Twisp Restoration Project. It includes Twisp River drainage, Alder Creek drainage, Rader Creek drainage and Wolf Creek drainage. Excludes Buttermilk Creek drainage and Lake Chelan-Sawtooth Wilderness Area.

PP—In this project, trying to achieve:

1. Hydraulic functions and aquatic habitat
2. Vegetation composition and structure
3. Wildlife habitat
4. Access and wildlife habitat in the Wildland Urban Interface (WUI) and
5. Roads and trails.

PP—Do you want to make a comment of the Project?

AH—I’ll make a positive comment.

PP—I’ll draft something for you to review next Monday.

CB—I’m good with that.

AH—Can you focus on WUI and how it helps resiliency in the county?

PP—What we’ve experienced is crown fires and that’s what they’ll address in WUI areas. Specifically modify structure, composition and patterns of forest stands in and adjacent to WUI areas to reduce fire dangers.

3:05:10—PP—I’ve requested info from the State Cannabis and Liquor Board. I want to match site analysis approvals for marijuana operations in Okanogan County with what the state has licensed in the county. We received the state database and are trying to get it to coincide with our database with parcel numbers, so we can see what the state has approved on a given parcel. We hope that it will help us see what’s going on in certain areas. Some places have lots of buildup near residences and that’s causing complaints—odor and sights. The end result would be a map where I can show you where all the farms are in the county. We can see concentrated areas we need to be aware of. Following that, down the road a ways, I’d like to set up a meeting with the state to start building a relationship between Planning and Enforcement, so we can share information each agency needs. Right now, licensing follows an individual so when they move here and permit a site, we don’t get notices sometimes if they move to a different location. We want to get a firm grip on what we’ve got permitted compared to what the state is licensing.

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PP—By the time farmers come to us for site analysis, they've already done a lot of work. They can clear the ground, etc., and not go to Planning until they get ready to build a building, or put a plant in the ground.

AH—Move to have a six month moratorium until we can find out what's going on.

CB—I don't think I want to decide on a moratorium on such short notice.

JD—We can amend the motion to make it pending a legal review by the Chief Civil Deputy to make sure it's OK.

CB—But what problem are we trying to fix with the moratorium?

JD—We're trying to plug the loopholes. They can clear ground, put up fences but don't have to see us until they're ready to build or plant some plants.

CB—We want to make sure we're treating everyone the same or we'll get sued.

Discussion about the issue.

JD's motion to amend the motion passes 2-0. CB abstains.

AH's motion for six month moratorium passes 2-1. CB votes no. He points out that even with a moratorium, people can still build fences and clear sage brush.

JD—Okanogan County has the reputation that you can do what you want when it comes to cannabis.

CB—The county has a reputation for everything as long as I know.

AH—We made the zoning rules but they're not doing what we want.

3:35:00—AH will try to get NP to come to the Commissioners' meeting sometime in the next 45 minutes to discuss the bids for a security system for the Courts at the Fairgrounds.

3:55:05—LM and Commissioners discuss Okanogan Behavioral Healthcare (OBHC) personnel and transfers of payments. LM is sometimes hard to hear.

4:09:15—NP and Commissioners discuss bids for a security system for the Courts at the Fairground. On Nov 17, she sent the Commissioners three bids she received. She, Sheriff Hawley and another person all recommend the bid from Compunet even though it will cost \$49,000, twice what the county originally estimated. She also received bids from Arlo Technologies and Alder Security Systems. Compunet includes 8 cameras to be installed throughout the fairgrounds, door keypads for access. It lets you know if a door is left open and NP and the Sheriff can know who is entering a building via their phones. The Okanogan School District uses Compunet. AH describes the two other systems as essentially home owner security systems and recommends Compunet.

AH moves to buy the recommended system and there's a discussion about bidding requirements and the last day that the invoice can be dated. Motion passes 3-0. Commissioners also discuss a snow blower recently bought for the fairgrounds.

4:35:35—Steve Pozzanghera and Justin Haug of WDFW arrive. Chatting with Commissioners.

4:42:45—Potential WDFW land acquisition discussion. SP discusses personnel changes in DFW. Using PowerPoint slides, he describes the process for land acquisition known as Lands20/20, referring to 20/20 vision, rather than the year 2020.

JH discusses a parcel south of Oroville, on Eyholt Island, that is proposed for purchase.

5:06:00—JH updates commissioners on previous projects now on the list for acquisition.

1. McLoughlin Falls—West
2. Rendezvous Additions—three parcels
3. Hunter Mountain, near the town of Methow
4. Golden Doe, near Twisp

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5:20:45—JH updates the Commissioners on ongoing projects.

1. Blue Lake, near Oroville. Access area development
2. Lewis Butte-Riser Lake Trailhead development. Improve the road to the parking lot and fix the bathroom.
3. Similkameen River Access Area improvements.
4. Buzzard Lake access area redevelopment. Improve launch area and add restroom.
5. Patterson Lake access redevelopment. Improve boat launch, install vault toilet.

AH—Patterson Lake also need aquatic weed treatment. Lots of milfoil and that only gets into the lake via the boat launch. AH will write a letter of support for the Patterson Lake redevelopment project.

Meeting adjourns at 4:15