

**Board of Okanogan County Commissioners**  
**Tuesday, February 1<sup>st</sup>, 2022, 1:30 p.m.**

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**Present:**

Andy Hover (AH), BOCC District 2  
Chris Branch (CB), BOCC District 1  
Jim Detro (JD), BOCC District 3 (via Zoom)  
Lanie Johns (LJ), County Clerk  
Deborah Lee (DL), Tunk Valley resident  
Isabelle Spohn (IS), Methow Valley resident  
Karen Harris (KH), Okanogan resident  
Aaron Culp (AC), Undersheriff  
Mike Crawford (MC), Pioneer Waterproofing  
Russel Holter (RH), Historical Society Consultant  
Michael Beeman (MB), Architect  
Joe Poulin (JP), Courthouse maintenance coordinator

*An AV Capture archive of the meeting on this date is available at:  
[https://okanogancounty.org/departments/boards/live\\_streaming\\_of\\_meetings.php](https://okanogancounty.org/departments/boards/live_streaming_of_meetings.php)*

**Summary of Important Discussions:** *In comment period two people ask about access to zoning map, it will be put on county website's home page, another person questions need of large trucks for Assessor's staff; supplemental approved to complete purchase of two Sheriff's Office vehicles ; brainstorming on conception of zoning maps ; courthouse renovation discussed with waterproofing company, architect and Historical Society consultant ; clerk's and other salaries to be raised, talk of premium pay for essential workers ; CB preparing report on Tunk watershed recommending « progressive moratorium » given water shortage, AH sees need for action but doesn't share same language, a consensus on bad condition of roads, and incentives for not carving up parcels.*

1:30 - Public comment period - DL: I just did the (zoning) survey. Is there just the one question on what you felt was relevant? AH: Yes, talking about zoning. DL: Also, is there a current map we have access to? AH: On the Commissioners page of the county website there's a link to the map above our pictures. *She thanks him.* IS: I've been looking for the map. I found it on the Planning page, clicked on zoning and maps. Some people may not know it's there. Some don't know what's required for the survey and are just writing a paragraph. You need to expect that. AH: On our home page we have important links. That's where we'll put (*the map*). The water usage report is up there too. IS: Thank you. KH, *who heard that the Assessor's Office is buying crew cab trucks because that's what's in stock, even though they said a single cab would have sufficed, asks why for expediency's sake buy something that is more wasteful in the long run.* AH says 2-doors are hard to find, JD says employees often drive somewhere in separate vehicles and carpool for the ride home so they need larger cabs. CB makes a joke about Subarus.

*AH proposes writing a resolution to say that salaries set to run until 2023 shall continue to apply beyond that date. It involves Prosecutor and Sheriff salaries. CB says it wouldn't hurt.*

2:00 - Public hearing on budget supplemental - *AC asks for a transfer to Vehicle Reserve Fund from Current Expenses Contingency Reserve Fund, \$13,000 to pay for two Sheriff's Office vehicles acquired last year.*

Maps on the website - **AH:** Could we use the Assessor's base map to overlay the boxes in different shadings so you could find your parcel? *CB is skeptical:* Inlays would be nice but some areas are more important than others. We need to look at the finer points. Section lines, parcel lines should be the legal description. **AH:** ...There's, or there was, an interactive link. **CB:** I got a 2020 (zoning) map. *Discussion interrupted as Zoom participants enter meeting.*

2:15 - Courthouse waterproofing assessment - *On the screen appear photos of exposed cracking masonry at three different elevations.* **MC:** There's deterioration due to freeze and thaw... clay tiles and brick expand and contract at different rates, stucco cracks. Water gets into brick and mortar, expands, breaks things apart. The brick has lost its integrity. That condition is typical at the Courthouse and Red Cross building. The annex building has held up much better. (2:32) The faces of all of the buildings have hairline cracks, windowsill cracks... Sealant needs to be replaced. (2:37) ...Conclusions: (*Courthouse*) in good condition but entering a phases if repairs are not made more extensive damage will occur... It's a little over 100 years-old. We could take all the brick off and fill with concrete, like the annex, but it would be quite a bit more expensive. **AH:** Is there a way to do it in metal? (**MB?**): That has its own maintenance issues, and issues with the State Historical Society. **RH:** I could write a letter to them saying metal cap substitution or cement would (*be all right*). You also said "fixing the parapets using a 100 year-old method". Is there a middle ground between poured concrete and mesh band expansion joints? **MC:** Yes, we can put fibers in the stucco to give it strength. And Elastimer coatings, a paint color but much thicker... It becomes a waterproof coating. Something needs to happen with the clock towers. **RH:** The Historical Society will want a similar appearance. *They will replace the plexiglass, necessary to keep the birds out.*

2:49 - **AH:** We have a lot of information. How to proceed? We have grant for part of it. **MB:** I can give you separate budget figures. Least expensive option is to repair the parapets with masonry. **RH:** How much stronger with mesh? **MB:** Fifty more years. It's worth it. **AH:** (*With \$180,000 in grants plus county funds*) we have \$285,000 in all. Priorities are parapets, then tower windows. *MB says decide later for the walls. JP says he has caulked all the windows.* **MC:** Before May we can get some construction started. **MB:** We have to bid this because it's state money. *AH asks for a "menu budget."*

3:03 - Clerk's, other employee salaries - **LJ:** I've drafted a resolution. On the second page is a salary survey, comparisons using counties we got information from. We used some of the cities within the county and some with like populations to Okanogan County's. ...There's a new section of appointive administrators. Three positions were removed and put into a different category: Clerk, Chief Civil Deputy and District Court Administrator. The draft proposes a \$12,000 increase in Clerk's salary. We tied the Deputy Clerk's to the Clerk's. **AH:** Why tie it at a percentage?... **LJ:** The Deputy acts in the Clerk's absence and requires a similar knowledge base... Other deputies are doing that.. **AH:** I'm not going to do anything today. Looks like the Clerk's wage is low. I don't have a problem fixing that. I want to read through, do the math. ...A 4% raise is (*typical*). I think we need another 2% or we'll lose employees... We have enough to raise the attorney's, but I'm thinking of subsequent years... **CB:** We should (*ask*) in the first place, "Is this a good place to work?" It would be helpful to provide incentive pay with ARPQ funds as a bonus, to attract. ...The Prosecutor in Chelan didn't quit because of pay but because of workload. (3:19)

...**AH**: Put pay first. When you're fully staffed then you can talk about work load. **CB**: Across the board and equitable? **AH**: tiered. *They talk about premium pay for essential workers.* ...Maybe two tiers: Police and Jail staff, and everyone else. *AH says put this on Monday agenda.*

3:26 - Tunk Valley Watershed - **CB**: we had some discussion about ARPA projects. My plan is to list all of the projects I know about and look at them. **AH**: Then got to go back to the budget and do adjustment. **CB**: Pete (*Palmer, Planning*) has her list of priorities. One of them is the Tunk Creek moratorium. **AH**: I heard about cattle ranchers who were talking about building up there. **CB**: I had a visit from Nancy Soriano (WRIA \$( Planning Unit). We talked about ...evidence of water. I created a little bit of framework and a suggested report... **AH**: We're going to have to stop it being a moratorium up there. All of the lots are subdivided. There's a ton of lots. Are we talking about not allowing permits based on physical water availability? **CB**: It's a pretty challenging situation. **AH**: That's what people are asking for and they don't realize that most of the lots are subdivided. That's why... I want to keep some of that water up there in that basin with some projects. **CB**: Looking at the designation of resource lands- *AH interrupts the discussion to thank LJ for her resolution, passes papers to sign.* **CB**: I'm too busy to sign. In essence, we need a report with a background of this whole thing and the purpose of the moratorium. We can use the WRIA description... We can define uses under the current zoning, and summarize the comments, and come up with some conclusions and actions necessary to resolve that issue. There could be tools like "no further water-dependant lots to be created". **AH**: We need to do it right away. **CB**: That could be what we call a progressive moratorium. Then some mitigation tools. *AH describes the area: It levels out at Tunk Creek....The majority of the issue is 20-acre lots at the back as you climb the hill to Crawfish Lake.* **CB**: It's not going to be as simple as that. *Says Soriano has a historic map of the subdivisions with a lot of 20-acre permit-exempt segments.*

**JD**: Casey Nelson, mayor of Riverside, was given his aunt's property. Said he didn't want it broken up and sold. I told him to talk to the Land Trust. **CB** *talks about there still being ag value up there, about costs of improving the roadway with increasing traffic:* Some of the things we listed in our findings show the cost of growth, also the limited availability of grazing land. When people have a big piece of property they should have some value to their land (from grazing.) **JD**: If Nelson gets the conservation easement he's going to buy out his family members so the land doesn't get developed. *CB will talk to Land Trust.* **CB**: You don't hear a lot of protests up there about not letting it grow out of proportion. **AH**: When you protect land like that a rancher gets compensated for not splitting up his property. **CB**: Irrigation there isn't a really good option. *They recall a farmer, Ernie, moving to the river because he couldn't irrigate anymore. They talk about the scarcity of drive-able roads in that area.*

*Some GIS employees enter with a re-drawn precinct map for approval; BOCC recommends a small change. LJ mentions that she will talk to someone about security doors for the Prosecutor's office, and insulation for the doors of the Planning building. AH says to look at door proposals for Emergency Management, Coroner's and GIS offices.*

3:50 - Meeting adjourned