

Board of Okanogan County Commissioners
Monday, July 8, 2024 AM

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
ES—Emily Sisson, commenter
IS—Isabelle Spohn, commenter
NB—Nick Bates, Fairgrounds Manager
PP—Pete Palmer, Director of Planning
MG—Maurice Goodall, Emergency Management
LM—Laurie Morgan, commenter
LG—Larry Gilman, County Assessor

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Summary of significant discussions:

- Isabelle Spohn comments on misinformation given to members of the Planning Commission by Pete Palmer, Planning Director. She told the PC that the Methow Review District extends all the way down to the Columbia River, but it does not. Spohn also said that seven residents of the lower valley applied for positions on the Methow Advisory District's Sub-Unit C Advisory Committee, but no one has heard if they'd been appointed or not.
- Laurie Morgan comments on shortcomings of the WSU Extension Office which is not returning her phone calls. She needs to find a crop for dryland farming that can pull nitrogen out of the soil. The commissioners will try to find a WSU faculty member who can help her.
- Pete Palmer and the commissioners go through the recommended changes to the District Use Chart (DUC) in the county's zone code. They discuss changes to R1s and R5s in permitted and conditional uses in approximately 10 types of activities.
- Recess for lunch at 12:46.

-4:33:11—Pledge of Allegiance.

LJ—The videographer has sent a schedule and a list of locations. He would like the commissioners to draw up a list so they can avoid unnecessary travel. Commissioners discuss possible routes.

-4:18:17 Public comment:

ES—Comments on the Omak Chronicle's legal notices. The county recently awarded the Chronicle the contract to publish legal notices. In past years, the Methow Valley News had the contract. The Chronicle is available for purchase in more areas on the county than the News is, but ES has discovered that the Chronicle's on-line version of legal notices is much more difficult to search than the News' version. ES asks that the commissioners take this difference into account when the contract to publish legal notices comes up for renewal again.

AH—We could ask the Chronicle, too.

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IS—I've been following the Planning Commission's (PC) meetings and I have concern about what the PC has been told about the Methow Review District. PC members have been told that the MRD extends all the way down the Methow to the Columbia River. I would love that but it's not the case. They've based several decisions on this misinformation. Also the map provided doesn't have a dividing line between the MRD and sub-unit C.

IS—Next, I was at two gatherings of lower valley residents recently, and I heard this both times. People are upset and concerned that seven people applied to be members of the Sub-unit C Advisory Committee, but nobody has heard what's happened. They're getting no input. Listening to the PC Commission meeting, I heard it's because the BOCC hasn't appointed the committee members yet. You need to know that. Thanks.

AH—There were seven who applied but only part of them were in the lower Methow region, and nobody else applied.

IS—Well, they don't understand that, and neither do I. Maybe it's because there's no dividing line between Sub-Unit C and the MRD.

AH—I think the line is Benson Creek.

IS—You told me it was around Gold Creek. Nobody knows. Pete told the PC it extends down to the Columbia. One person's application was one day late and he owns the Methow Store and is one of the most active members of the community. The community is champing at the bit and ready to go. Commissioners look at the map on the wall behind them.

CB—The Comprehensive Plan is the prevailing document, so we better look at that.

CB—to IS—On the recommendations made by the PC, we'll have a hearing here, and you'll have an opportunity to address these issues then.

IS—Does the PC's recommendations based on incorrect information impact your decisions?

CB—Each one of us has to decide that. For me, I put weight in it, but we still have to deliberate about it.

IS—That's good. But the PC took the vote on dark skies and other matters based on the assumption that the MRD extended all the way to the Columbia River. (Discusses history of the boundary between sub-units B and C).

AH—I advise you to talk to John Crandal. Moving the MRD down would be a re-zone. That's the only change they'll be able to make. MRD5s are different from the R5s in the rest of the county.

IS—I've talked to both Dave Schultz and John Crandal. You know there aren't public comments allowed in the PC special meetings. There have been nine meetings this year, and six have been special meetings without public input. I can't counter what the Planner does. She says the MRD extends all the way to the Columbia.

CB—In the end, regardless of what comes to us, we'll have a hearing and make changes and maybe send it back to the PC.

AH—Changing the zoning down there wasn't on the table.

CB—What is on the table?

AH—The recommendation that was out.

CB—Would there be any changes made because of something that happens in our hearing?

AH—I don't know. We have to send out something for comment and then have a hearing on it. If a ton of people say we should look at rezoning this, we should look at it. But that's never happened before. I think we should stick with what we're doing. Any of the comments we get, we could have a joint meeting with the PC and maybe have another update.

CB—I can't predict what's going to happen next.

JN and CB—Thanks you, Isabelle.

IS—You're welcome.

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-4:02:30—JN—Time for staff. Pete Palmer, Planning Director

CB—Do you want to comment on the comment?

PP—I missed Isabell’s comment. I wish I’d been paying attention.

PP—I’ve just got one quick thing. I received an email from Sandra Floyd, Department of Ecology (DOE) last week. Remember about a year ago, they put us on a compliance assistant plan? They had us send letters to property owners who’d developed in the floodplain if we hadn’t gotten any permits from them. We sent out our normal compliance letter. She asked us to send a second letter, so we did. Now she wants to know what we’re going to do about it.

PP—Our next step would be to charge them with a misdemeanor and push it to the prosecutor.

AH—How many parcels are involved?

PP—It started with twelve and two complied, so now we’re down to ten.

CB—And they’re all floodplains violations?

PP—Yes, and a couple of them cross over into shorelines violations. She also alludes to how she wants to keep the CAVs (Community Assistance Visit) in the DOE’s hands instead of FEMA (Federal Emergency Management Agency) taking it over, but needed movement towards providing compliance on the properties, and also alluded to getting the floodplain regulations updated.

PP—I told her we had other things ahead of that. Once we got through those things on the stipulation order, we’d work on the floodplain regulation. She didn’t seem to be satisfied. That’s when we came back and said if we didn’t do something, she’d let FEMA take it over and put us out of compliance with FEMA.

AH—So they’re blackmailing us? That’s nice.

CB—The ultimate ramification is that flood insurance would be available in an affordable way. That’s the guarantee program.

CB—The changes weren’t significant, were they?

PP—It’s been a while, but I don’t think it’s that big a thing. It’s just getting it through the process.

CB—Do you see anything that looks like it wouldn’t just be routine?

PP—There may be something that you guys may question. My worry would be when it gets to the public for their comment, it will trigger a lot of....

CB—Any thing jump out at you?

PP—Nothing in particular but when changes are proposed to water, it gets people’s attention.

CB—Whether they understand it or not. Maybe there’s a matrix of changes that have to be made.

PP—I’ll put that together.

CB—I’ve been through this before and there haven’t been any big changes. Are they dealing with channel migration?

PP—Maybe a little, but it’s mostly floodplain boundaries.

PP—I guess I need some direction about how to move on this.

JN—What do they want us to do?

PP—Get permits for what they’ve got. Most are structures. Some are accumulation of junk vehicles.

AH—Can you go over the parcels one by one, maybe next week?

PP—I’ll get on the schedule. See you later today.

-3:54:15—NB—I’m Nick Bates, Fairgrounds Manager.

NB—I’m moving along with the Horse Barn. The contract isn’t complete. EM (Esther Milner, Chief Civil Deputy Prosecutor) is still looking at it. I met with them on Friday. They have to have it done in 45 days. They’ll start about July 15th and it’ll be about two weeks. They want to let the concrete cure before they put stuff on top of it. I need to attach the insurance papers to the contract. Also, I need to do the building permit. Do you guys sign it?

AH—I move to authorize the chair to sign the building permit. Motion passes 3-0.

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NB—The beam we talked about last week is 5 ½ by 16.

NB—Also, you guys need to look at the bids on the portable toilets for the fair. Morgan and Son won't bid because they're involved with their kids.

AH reads bids. Herriman Speedy Tank is \$6,200. Mrs. Pumpco is \$8,550. Everything is the same.

NB—Yes.

AH—You probably need to find out if there's pumping fee included and also check with EM to see if prevailing wage is required.

NB—Discusses electrical issues with the goat barn. He'll get someone to look at it, and also get tree limbs trimmed before they cause trouble.

NB—That's all I have.

AH—We received an email from Kate Teodoro about the barrel races. She says the ground wasn't prepared correctly. Discussion of grooming procedures. Also, a discussion of the PA system at the arena.

-3:36:40—MG—I'm Maurice Goodall, Emergency Management.

MG—We had a Fire Advisory meeting. They're leaning towards going to burn ban. It would ban all burning, including campfires and at your home. It doesn't apply in DNR or USFS land.

MG—There was a 520-acre fire behind Walmart. No structures burned, but the fire went around one house. Good coordination with all of the fire departments.

MG—There have been a few small fires, but not from burning. One started because of a car crash.

JN—On Saturday, an excavator caught on fire.

MG—The 4th of July was OK.

JN—We had one fire caused by fireworks.

JN—People off Red Apple said they didn't get notification until they got home. I asked if they had signed up to get it on their cell phone, but they didn't know.

MG—Every year I have to explain to people. They sign up for county-wide notifications, but then turn off all the notifications because they're getting too many.

MG—Things get posted on Facebook quicker than our notifications, but we wait until verification, and Facebook doesn't.

MG—Cooling centers—the Winthrop Library told me they're ready for heat and smoke.

JN—Where's the smoke coming from? Canada?

AH—We're getting it from Chelan.

MG—Chelan, and a lot from Grant and Douglas counties.

MG—No questions? MG leaves.

-3:28:30—JN—You have a public comment?

LM—I'm Laurie Morgan of Okanogan. You pay the Extension Station, but they don't answer their phones or return their calls.

AH—What's your question.

LM—I don't know if you've got anybody who can answer my question. Not the young female who just got out of school. Nitrogen. Dry land farming.

AH—I'll find you someone to answer your questions.

LM—Get me a *guy*. A *GUY* who's farmed. Not some little female sitting in an office. We need a crop to pull nitrogen out of the ground.

AH—With extension, it's hard to find an agent anymore. I'll find you a crops professor there.

LM—With Morgan and Son, we (*inaudible*) apply shit. It puts nitrogen in the ground, and we have to pull it out per Ecology. I need somebody who knows this stuff. I'm just trying to do things legally and right. But Extension doesn't answer my call, so I show up at your front door. I'm pissed.

Discussion of various crops that might work.

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AH—I'll get you in touch with a professor.

LM—Farmers can help but they don't have the degree to satisfy Ecology.

CB—So Ecology can't help with this problem?

LM—They don't know Jack Shit.

AH—I'll look for someone for you to talk to.

CB—How about the Conservation District?

LM gives AH her phone number. Says she'll be back if she doesn't hear from him. Everyone laughs.

LM leaves.

CB—I'm surprised Ecology hasn't helped more.

-3:02:35—JN—We're having a public hearing for budget supplemental for professional services and training for the Elections Office. \$25,800. No public comments.

CB—I move we accept Resolution 92-2024 for this budget supplemental. Motion passes 3-0.

-2:52:53—JN—We're ready when you are.

PP—OK. I'm Pete Palmer, Planning Director. We're back with the recommendations from the Planning Commission (PC) for the revision of the zone code. I brought Rocky with me to project the zone map for different designations onto the screen.

JN—Let's start with the [District Use Chart](#) (DUC).

PP—The first designation is minimum requirements. With **Airport Salvage**, the PC agreed with all of the changes recommended by the BOCC.

AH—Minimum requirement district—is that on the Reservation?

PP—Yes.

PP—We asked Larry (Gilman, County Assessor) to come because you had some questions about the [DOR codes](#). We have maps where you can see the industrial, agricultural, commercial, etc. We found out that the DOR codes are a little outdated, so we took the liberty and printed some maps. I don't know how useful they will be.

AH—to LG—a number of years ago, we talked about DOR codes. Can't there be multiple DOR codes in one parcel?

LG—There are a few rules we have to follow. If the program is in current use agriculture, timber or open space, those codes have to come first. (LG explains the situation with multiple DOR codes—the one with the most acreage comes first. It's not a zoning issue.)

AH—How can we see where there's a cluster of industrial use?

LG—If they're clustered, you'd see pairing of multiple use codes.

CB—The use of these maps isn't intended to be really specific. It's to get a general idea where industrial is located, etc.

PP—I had Gene break out the use codes, and I think he gave us the map CB is looking for. We were able to get commercial, agriculture, residential, manufacturing. I think we need to know the numbers aren't accurate, but it gives us an idea.

LG—Use codes from 20-69 are some kind of commercial-industrial use. Use codes 11-19 are residential. But a motel can overlap as residential and commercial. The Department of Revenue didn't create these codes for zoning purposes, but for property tax purposes.

AH—I don't see a map you or Gene sent.

CB—Maybe I just got it.

LG—This will affect Senior Citizen Exemption Law. The exemption is 1 acre. If your parcel is less than 1 acre, it all qualifies. If it's up to 5 acres minimum, then only 1 acre will qualify. Different rules for larger minimum parcels.

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CB—Typically when you do a comprehensive plan, you do a land use inventory, and we haven't done that. Now here we are trying to fix the zone code.

LG—I have one commercial appraiser, but I don't send him out to one single commercial use. The residential appraiser will take a photo and give it to the commercial appraiser.

Discussion about DOR Use Codes' usefulness in zoning decisions.

LG leaves.

-2:38:15—PP—I'll list the proposed changes they didn't agree with.

JN—Sounds good.

PP—We've got **Communications Facility Commercial**. It could be an antenna with dishes hanging on it in a fenced yard. Towers under 60' can be in residential areas.

PP—The reason they went to Conditional Use Permit (CUP), it was the only way people would be notified of proposed changes so people and other agencies could comment. So one tower doesn't interfere with another one.

CB—There's a big difference in different kinds of communications facilities. I don't know what kind it'll be until there's an application.

JN—With lots of communication facilities, the Feds tell you where they go and we have to go pound sand

AH—So you need a CUP because it could be an 8X8 building that houses servers, or huge facilities—server farms.

PP—reads the definition of Commercial Communications Facility.

AH—If I'm a ham radio guy, do I need a permit? I don't think I should.

PP—Commercial Communications Facility wouldn't be a CB radio guy at home.

CB—You could fix this by adding "commercial purposes" to the definition.

CB—If we go through some scenarios where we don't know what's really going in, we can require a CUP and that's where we find out. The problem is on a very small scale. You'd have to pay a permit fee for a very small thing. That's what I'm getting at when I ask these questions.

AH—Suppose I'm an R5, and Verizon wants to put up a tower. Do I have to apply for the CUP.

PP—You wouldn't apply but Verizon would have to.

Discussion of view-blocking cell towers.

AH—I think it should be a CUP because of the vast difference between communications facilities.

PP—Are you all saying it should be conditional use?

JN—I think so.

AH—What's the process?

PP—If you make changes from what you sent to the PC, that will trigger a 30-day commitment period.

CB—It'd be helpful if your reasoning is in the minutes. We need to have the reason for every change we make.

AH—We didn't go along with the PC because the variety of these facilities are so varied.

-2:17:17—AH—OK, let's move on to the next one.

PP—**Dairy farms**.

AH—I love dairy farms, but they don't belong in R1. Let's leave them out. If the farm is there first, then people moving in know they're already there, but it's different if a dairy farm moves into an established neighborhood.

AH—For R5s, well, there are often lots of R5s right next to each other, part of one big piece.

CB—It protects the farmers as much as anyone else.

AH—Our 5-acre zoning isn't indicative of what 5-acre zoning should be. There are big chunks of R5s where dairy farms could be permitted.

CB—CUP in R2?

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CB—How many cows do I need to be a dairy farm?

PP—Definition doesn't have a number; it just says you produce milk and milk products.

AH—I'd be OK with R1s going to CUP.

CB—Examples in the Methow of small-scale dairy farms.

AH—Those are MRDs.

CB—On a small scale, dairy farms can be good these days.

AH—I'm OK with CUP.

CB—Then on R1s, neighbors have an opportunity to comment.

AH—R1s—go to CUP, but on R5, it should be permitted.

PP—Dairy goats count, too.

CB—But even without neighbors, if you put a dairy farm way out there, where are you going to put the lagoon, etc.

CB—We also need to keep in mind that no matter what your zoning, there's always the possibility to rezone your property. There's a process for that.

AH—I'm pro-agricultural. Look at butchering. We should do what we can to allow it.

CB—Unless the neighbors want predictability about where would be a good place to retire, and then a slaughterhouse wants to move in.

AH—So back to CUP for both R1 and R5.

JN—I guess.

AH—We'll have more conversation about this. And we'll hear what people say about this.

CB—As you travel around the county, there's just about every scenario can happen.

-2:01:55—Food Stores (Retail) I'm OK with permitted use.

CB—I don't see a problem. If somebody wants to put Safeway in Conconully, I don't think they'd be there very long.

JN—What's your definition of light industrial.

PP—An industrial use without using heavy machinery.

JN—I'm fine with that.

CB—I'm going to have a forklift no matter how you look at it.

PP—OK, back to the food stores, everyone is good with it being a permitted use? And everyone is good with **gravel pits and quarries under 3 acres** returning to a permitted use?

CB—What was it before? It was a permitted use under R3 and R5.

PP—What I see is that it depends on the location. The one by the airport is causing a ruckus and it's not that big.

CB—But it just expanded.

PP—It's probably R5 up there.

PP—Dust, noise, time of operation. Also trucks leaving the pit and spilling gravel on the road.

CB—When she hit gravel pits, I thought we should wait for AH to return. Before, it was not a CUP for 3 acres and less. Would any of that be resolved with a grading permit?

PP—I think so.

CB—Does cut and grade require SEPA?

PP—Ecology requires a permit at 1 acre for air quality.

AH—Does the gravel pit have to be commercial? If I want to dig my own gravel for my own use, I should be able to do that. It's not limited to commercial pit. I think it needs a little more looking into, maybe a different definition. If we define commercial use as sale or blah blah blah, that's good.

CB—I would be inclined to make it a commercial thing. Not intended to be used offsite. Then later on go back to cut and fill permits.

PP—The PC is recommended gravel pits less than 3 acres as permitted.

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AH—Recommend it for a conditional use if they're commercial. The problem came up when we said we weren't going to allow pits bigger than 3 acres. On R1 in a residential area, you'll have lots of trucks and people won't like it.

CB—The idea is not to deny the permit but to allow it with conditions that will mitigate the problems.

AH—We should look at permit fees, too.

CB—It's hard to make them fair.

PP—For small areas, the cost is with the Hearings Examiner.

CB—We have to be careful. The worst example I saw was a woman in a wheelchair who worked at a home business on her computer, and she had to get a CUP.

PP—The fee is \$2,822. The CUP fee is \$1350 for advertising, staff costs. An addition \$1372 for the Hearings Examiner and \$100 for Public Works for a review.

CB—We can lower the fee if you want to subsidize the Planning Department.

PP—When I started in 2020, the commissioners looked at the fee schedule. We compared it to other counties and what it cost for the staff work. Still, the fee didn't cover our costs. They set the fees in 2021, and then there was the Covid inflation, etc., but our fees are still the same.

AH—Gravel pits under 3 acres?

CB—Leave it as CUP but not if it's noncommercial.

-1:44 59—PP—next is Industrial (Light).

JN—With the definition, I'm fine with it.

AH—I think it should be permitted in R1s and R5s. It's not something major going on.

CB—I'd think 1 acre is different than 5 acres.

AH—the Industrial is all near the cities.

CB—It's in the cities and so, also near the cities.

AH—Within cities, they have their own zoning. We don't have industrial areas of zoning that matches up with the industrial zones in the cities. Let's say I wanted to make baskets from my farm product. That's industry, but it doesn't really fit in the city corridor. If we want to propagate farming, we have to get everything that goes along with it—things related to farming that aren't really agricultural.

AH—You don't want to make people to drive into town to do...

CB—You don't always have the industry—like all-weather road. Water and sewer is big and lots of industry can't use ground water discharge. So for good economic growth, you need to zone areas for that use. I think the corridor is the best place for light industrial.

AH—The R1s are along the corridor.

CB—I'm looking for the appropriate zoning for the appropriate use. Why don't we not have industrial use in some places, but we've got it in Ellisforde?

AH—We don't have a more focused zoning we can apply for the light industrial. But agriculture light industry is different.

CB—It's also different in the Methow.

CB—Where are the light industrial agriculture uses now? I see them in travel corridors with all-weather roads.

CB—What makes the most sense today? It's not putting light industrial uses in residential areas.

AH—That's fine, but we don't have suburban residential as a designator outside of the city like in a 5-mile radius. Our zoning and uses aren't tailored to each other.

PP—Until we do the inventory to get there. I mean we've got designations on the map that's only in Mazama.

AH—We've got 1-acre zoning in the Aeneas Valley. All that 1-acre zoning is probably in the residential areas, I assume.

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CB—So it's the same old thing. What do you have? What do you want? What do you do to get there? We're working with the zoning code, and applying the uses to what we've got in place for the zoning districts, which may or may not be perfect.

AH—I think it should be permitted use. We don't have enough sales in this county to begin with.

CB—Well, majority rules and you guys can decide it, but I don't think it's a good idea to put light industrial in the residential districts.

CB—How about we do this? If we get to a place where we don't know what to do, we leave it for a little bit?

JN—That works for me.

PP—So, we're going to go back to light industrial.

-1:29:20—AH—So what do you think about permitting **meat packing plants** in R1s and R5s?

PP—Here's the definition—Handing, slaughtering, processing, packaging, and distribution of animals such as cattle, pigs, sheep and other livestock primarily to provide meat for human consumption, but may also include providing hides, feathers, dried blood and fat and protein meal such as bone meal.

AH—So not a butcher shop grinding up meat to make sausage. It's a full-on meat plant. Everywhere you'd want to locate one is probably in R1. Just outside of the city. (Looks at map around Riverside.)

CB—What's going on there?

AH—You take your animals there and they cut it up.

PP—It's hard to find someone to do slaughtering in the county, and they're mostly mobile.

AH—In downtown Twisp, Dusty has a meat packing plant. It's in the sheds Hank built a few years ago.

AH—Where would you site a meat packing plant?

CB—I don't know what the requirements for waste will be? If you can haul it offsite and you've got water, there's still a problem. Maybe the areas that are R1 shouldn't be R1.

AH—Go to industrial?

CB—Yes, or heavy commercial.

AH—That's a bigger lift than what we're doing right now.

PP—I think we're getting out of our lane.

CB—My lane is pretty wide.

PP—We're supposed to be looking at the stipulation order, but we're getting out into the weeds, looking at definitions.

CB—To do that is to go to CUP for everything.

AH—That's what we're doing.

PP—I think that should go with the big update when we get there. We can do the inventory map.

CB—If we have a definition of a meat packing plant that's all-expansive, I'm going to require a CUP.

AH—And by all rights, I'd say that, too. But I don't want to exclude small people and make them pay for the permit. You can go from Dusty's place to a full-on Tyson Foods meat packing plant. So you don't want to do it as permitted, but you don't want somebody trying to get this going to pay \$2,500 to have a small place.

CB—Owen's has a CUP?

PP—I'd have to look, but I think so. There are other regulations put on by agencies other than the county, and to me, that should trigger a CUP.

CB—If there are all these other regulatory agencies that cover it, why do we have to?

PP—Because they don't look at the land use.

AH—It's all or nothing, and I don't have to have everyone go through the \$2,500 process.

CB—Is there a threshold for meat packing plants? Who's doing the permitting? Ecology is doing the disposal of the waste. And there's not a threshold.

PP—No. It's the waste and the use.

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CB—If we're going to confine our decision to this chart, then it's CUP. And there are small operators doing it, so they must think it's a good business plan.

PP—One advantage of a CUP is that it makes people do their due diligence, so they don't make a big investment and then find out later when Ecology finds out, and they didn't get to comment during the process, and they find out there are other conditions they have to meet.

CB—But it is CUP now, isn't it?

AH—It's permitted.

PP—We tried to make it conditional use, but the PC recommended permitted.

JN—I have to say it's CUP with this definition.

Discuss a meat packing plant subject to the Hearings Examiner, but that was not zoned R1 or R5.

AH—What's an **Animal Disposal Facility**.

CB—If you have a horse that gets hit on the highway, you've got to put it somewhere. Or your dog dies.

PP reads definition—a commercial disposal or composting facility for the use of fowl and animal reduction.

AH—You have to do that in the R20s?

PP—It's CUP in R1 currently. The chart you've got is only what was recommended. It's not the whole chart.

PP—Let's go back to the District Use Chart. Meat Packing Plant is currently a permitted use in R1s and R5s. We proposed to change it to CUP and the PC wants to change it back to permitted.

AH—So why did that guy need to get a permit?

PP—I'd need to look at the file to see why.

CB—When we get done with this, I want to make sure that a meat processing plant has an element of disposing of parts of the animals as waste, that doesn't make it an animal disposal facility. That's a different thing. The definitions aren't always perfect.

PP—So return meat packing plants in R1s and R5s to CUP.

JN—The short reason is because of the definition.

-1:11:55—JN—Let's do Parking Facilities. What's the definition?

PP—Like a parking lot or park & ride, but what we were thinking about was that some county buildings don't have adequate parking, so they create off-site parking areas.

JN—I wanted to make sure it didn't include a multi-storied building.

CB—These aren't parking lots connected to a specific business.

-1:10:20—PP—Restaurants, cafes, etc. went from permitted to CUP and the PC wants it to go back to permitted use in R1s and R5s.

CB—I think that's OK. Put them anywhere.

-1:09:25—PP—Sawmills, portable (commercial) proposed to go from permitted use to CUP. The PC wants them to return to permitted use.

JN—Personally, I think there'd have to be some regulations about hours, etc.

AH—R5s can be way out in the middle of lots of other R5s, so I say permitted. Not in R1s though.

CB—That was permitted use before? I'm OK with permitted in R5s, but CUP in R1s. If you're out in the middle of nowhere, you wouldn't get a permit anyway and no one will know it. I've seen portable sawmills in the county for 30 years and nobody ever thought of a permit.

AH—Sometimes people take them to the site and saw the logs where they are.

-1:06:22—AH—Wholesale establishments.

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PP—reads the definition—a business that sells things in large amounts to other businesses or individuals. It was permitted in R5s and R1s. We proposed to change it to CUP. The PC recommended to change it back to permitted?

PP—There was a long conversation about the difference between selling to business and to people like Amazon.

CB—Ellisforde has a wholesale facility where they sell fertilizers.

AH—Gypsum or fertilizers?

AH—Gypsum is covered under something else.

JN—For easy wholesale, put a Costco there.

CB—So I think wholesale facilities have trucks. It's been suggested that the transportation line be a zoning district of its own. But we don't have that.

AH—Why did the PC want permitted use?

PP—They were basically talking about the right to farm.

AH—Wholesale is tax free and doesn't encompass a lot of agricultural stuff. My brother sells 80-100 truckloads of hay per year. It's wholesale. Why get a permit?

CB—It's not the agricultural facility I'm thinking about. That makes all agriculture wholesale.

PP reads the definition again.

AH—The definition doesn't say anything about buildings.

JN—R20s have agricultural related industries.

CB—I'd take agricultural industries can be so many things, but you wouldn't want to require a permit.

PP—Here's the definition—Those industrial used directly relating to the sorting, grading, packaging, or storage of agricultural products and/or physical or chemical alteration of agricultural products. May include cold storage, controlled atmosphere, packaging, and processing facilities.

AH—I want those to be permitted.

PP—But we're talking about wholesale establishments in R1 and R5. It was permitted, proposed to CUP, and PC recommends back to permitted.

AH—I'd like it permitted because the definition does not suit what we think it is.

CB—I want a CUP for the same reason.

JN—I'm happy with permitted.

CB—Democracy speaks!

AH—But I'm not disputing that there are things that need to be changed—like definitions.

-57:23—PP—We're at the Rural 20s. Do we want to take a break, continue, get on the next agenda?

CB & JN—Take a break.

AH—R20s aren't that bad. There are some we need to discuss.

JN—Let's schedule some more time.

AH—We should get through this pretty easily next week.

Discussion about the floodplain violations issues.

LJ—How about next Monday at 1:30? (Everybody agrees.)

AH—We need to get this done, but we also need a running list of other things that need to be fixed—like the definitions.

CB—And we need to see if zoning districts that may or may not be appropriate. It's a challenge to work with that. Zoning maps were made for a reason.

CB—When you look at the Comp Plan designations, are the maps consistent?

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PP—The PC feels that because we're rural and people should have the right to what they want to do on their property, there should be conditional use or permitted use in any designation. They were putting things way out that were going to cause implications on county roads or infrastructure. Didn't see that the Comp Plan should drive zoning.

AH—Then they get mad about people moving in and telling them what to do, but they're selling the 5-acre lot cutting into 1 acre. That's five people and five votes. Then there's the guy with 1,000 acres with one vote.

PP—And there's the difference between zoning in the city and the county where there are all kinds of mixed uses. Then we have to try to make those uses compatible.

CB—Those mixed uses are the result of damn poor planning.

PP—I don't want to keep doing damn poor planning. I want to start doing it right.

AH—I think regular meetings with the PC would help.

JN—This might help—If you could summarize why the PC wanted to reverse a decision.

PP—I can do that.

AH—It's good for us to go through this before we meet with the PC, but it'd be good to hear their reasoning why they want to change something.

CB—If we're going to meet with the PC to discuss this, and I don't agree with you two, then I don't need to go.

AH—But I know your reasons. We're not always opposed to this. If we have something that's not working. I'm on the side where until we get it fully working, let's allow it. He's on the side of until we get it all worked out, let's make it conditional use.

CB—I'm also thinking about what it would be like to work in the Planning Office. The worse the zoning is, the worse the heat PP will get.

AH—But when you say when we do the whole thing—I don't want to do the whole thing. I want to do it in pieces. Look at the R20s. It's too much information.

PP—I'd like to start with the map.

CB—If you do it right, the Comp Plan will help.

Recess at 12:46 until 1:30