

# Board of Okanogan County Commissioners

Monday, Dec. 9, 2024 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  
PP—Pete Palmer, Director of Planning  
MW—Mike Worden, Okanogan County Dispatch  
DY—Dave Yarnell Undersheriff  
PB—Paul Budrow, Okanogan County Sheriff via zoom  
JB—Jody Barcus, Chief Deputy  
CH—Cari Hall, County Auditor  
LS—Lisa Schreckengost, Finance Manager  
PJ—Pam Johnson, County Treasurer  
WT—Wayne Turner, Mayor of Okanogan  
DE—Dave Ellis, Engineer with Gray & Osborne, Inc.  
CJ—Chris Johnson, Planner, City of Okanogan  
SD—Shawn Davidson, Public Works Director, City of Okanogan  
PP—Pete Palmer, Planning Director

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## Summary of significant discussions:

- The commissioners hold budget work sessions for the Sheriff's Office, Communications and several smaller budgets.
- The City of Okanogan and the commissioners discuss the contract for police services provided to the city by the county. Because of increased costs, the count would like a greater amount paid for the services in 2025, the last year of the contract. The city agrees to pay an additional 2.7% in 2025. Preliminary negotiations for a new contract will begin as early as March, 2025.
- The commissioners and city of Okanogan officials discuss a land swap between the city and the county. Both sides are interested in pursuing the deal.
- The commissioners and Planning Director Pete Palmer continue to discuss the Zone Code revision. Topics covered include:
  - Conditional Use Permits (CUPs) in the Methow Review District (MRD). They agree to leave the proposed changes requiring CUPs in the MRD in the revised zone code.
  - The dark skies and ridgetop issues in the Methow. Commissioners agree to further study the issue, using more precise definitions, examining existing zone codes in other locations, and more input from the public.
  - Multi-family dwellings outside of the towns and cities.
- Meeting adjourned at 5:20.

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**-3:51:24**—Commissioners have returned from lunch.

Budget Work Session for the Sheriff's Office.

Dave Yarnell (DY), Undersheriff calls Mike Worden (MW), County Dispatch, to ask him to attend the meeting.

DY—I'm concerned about budgets 017 (Sheriff) and 124 (Sheriff's Special Projects)

Discussion about part time Search and Rescue (SAR) coordinator, vehicles that should be replaced. PB decides he'd rather have \$90,000 in the budget for vehicles and \$10,000 for vehicle repairs than have two new traffic deputies. Discussion also includes how to differentiate traffic deputies from regular deputies by BARS (Budget, Accounting and Reporting System) codes in the budget.

DY leaves.

**-2:53:22**—Budget Work Session for Communications. Budgets 161 (Emergency Communications) and 120 (TSC-911 Communications).

MW—The new position was moved from 120 to 161.

AH—That doesn't change the bottom line.

MW—Has it ever been considered that we replace one vehicle at a time?

AH—We looked at that, but it doesn't save any money. Everything was going well until labor costs went way up. Plus one new vehicle got totaled by a guy without insurance. Leasing, buying, whatever—it costs us \$250,000/year to keep the vehicles going on a 5-year cycle.

MW—OK. I'm all done here. MW leaves.

**-2:48:13**—AH—Let's try to do some other budgets done. Budget 423 (Building) Dan (Higbee, Building Director) proposed some new fees. So we hope revenue goes up 30%. Shall we include the increase and call it good or just call it good and see how it goes?

JN—Just leave it alone and see what happens.

AH—OK. We'll green tab it.

**-2:46:11**—Commissioners go through budgets 141 (Affordable Housing), 142 (County Homeless), 143 (Therapeutic Court Fund), and 112 (County Fair Grounds). All but 143 get a green tab. They hold off on 143 to revisit the issue of home monitoring. Discussion includes a long segment concerning accounting issues with Fair Royalty money raised by the Fair Queen for her expenses vs money given to her by the county.

**-2:24:45**—AH—We had a discussion the other day about Public Defense. Establishing it in-house instead of hiring people on a contract. \$1,300,000 price tag for in-house. That's the way we should try to move it.

Discussion of what budgets that money will come from, including \$950,000 from Budget 172 (LACTF).

Budget 172 is federal funding and we'll be able to track it this way.

AH—I'm not going to make the changes in the budgets just now, but just show people how I got there.

AH—We'll have a budget hearing tomorrow. I wanted to show this to CB because he'll attend remotely then.

**-2:15:09**—Discussion of the City of Okanogan's Law Enforcement Contract with the County.

JN—We'll get started.

DY—I think the main discussion is about budget and I don't know the specifics about that. We called the meeting to discuss reopening the contract because of increased expenses—mainly wages—that aren't addressed in the contract.

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JB—I think the letter we sent says there's a clause in the contract that says we can reopen it after a year. It's a three-year contract. Looking at the budget—where it came from—the deputies have received two raises.

AH—It's been one raise every year. I'll bring up the budget.

JB—The contract got resolved and increases wages.

?—And there was a lot of back-pay that came with that.

JB—Plus there was a lot of equipment that came with the deputies.

JB—If we look at the number and type of calls—the increase over the last two years has been substantial. It goes down in the winter and goes up in the summer.

AH shares his screen.

AH—Last year's budget isn't a good reflection of the situation because of back-pay. We had a \$476,000 increase in wages just in the Sheriff's Office.

Discussion about how to solve the problem. The county would like more money in 2025, but Okanogan has already adopted its 2025 budget. JN mentions that the Oroville Police Department budget was increased by \$900,000, and PB adds that Winthrop has recently doubled their budget. The mayor of Okanogan says that's why they don't have a police force. In the end the county will get an increase of 2.7% in 2025 and the contract will be renegotiated for 2026.

PB—We should start contract negotiations ASAP.

WT—We start our budget talks in August, but we can have meetings with you earlier.

AH—We'll have to figure out the billing situation—maybe 10% more money because of 10% more calls?

JN—OK. I guess we'll move forward.

PB—Thank you, mayor.

JN—We'll plan on March to get the ball rolling?

WT—It makes sense.

JN—OK, we'll get something set up and go from there.

Everyone wishes everyone a merry Christmas. DY, JB and PB leave the meeting.

**-1:45:40**—Discussion of the county's ARPA (American Rescue Plan Act) contract and amendment with the city of Okanogan.

The commissioners are concerned that the city of Okanogan will be able to spend its \$435,000 in ARPA funding by the ARPA deadline. AH urges the city to spend the ARPA money first when paying bills for the water main extension. The funds have to be obligated by Dec. 31.

AH—We just want to make sure you've got it all planned out and know to use the ARPA money first.

The city says they hope that the city council will approve the whole project next week. The city has some ARPA money itself that it must get spent. The engineering's estimate is \$975,000 for the entire project.

**-1:41:35**—Discussion of a land swap between the county and the city of Okanogan.

CB—I suggested to Chris (Johnson, Planner, City of Okanogan) that we talk about the proposed land exchange.

CJ—A quick overview—the county's morgue and storage facility—between those two properties and the river is a little sliver that the city's owned for quite some time. We have no great desire to own that property in the middle of yours, so it makes sense for us to transfer it to you. At the same time, the county's Public Works owns a piece of fee property in the middle of Oak St. I'd rather you not build an annex to a county shop in the middle of Oak St., so I'd like to wrest it away from you. The county also has a piece at the south end of the runway access at the pit site which they're not using. We'd like to propose a government-to-government exchange for the Oak St and the pit piece for our waterfront piece. We've already done testing on the city of Okanogan to make sure we're not handing you anything

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toxic. We both have solid legal descriptions for the properties so there doesn't have to be any survey costs. It's just taxes and fees for transferring property.

AH—How big is the property?

CJ—I've got this all written up on my computer. I can send it over to you on my letterhead for your review. I just wanted to make sure there's an interest.

AH—How big is the Pit property?

CJ—It's about 100 acres. (Everyone laughs at the joke.)

SD—The city piece near the river is about 1.06 acres. The piece in the middle of the road is .25 of an acre. The old pit site is...

AH—I've found it.

SD—2 acres. Josh and I talked about the swap many years ago.

JN—Send the info to us and we'll look at it and talk to Josh.

CJ—Once, back in the 80s, a big fire plane landed there, and it was hard to figure out how to get it out of there.

AH—Can you check about the FAA zoning there? Then we won't have to do the leg work of finding it. City of Okanogan people leave.

**-1:18:15**—Work Session on the Zone Code.

JN—We're ready when you are.

PP—I'm Pete Palmer, Planning Director. We left off in the R20s this morning. I liked AH's suggestion to look at the issues we heard during the comment period and address those.

JN—I'm fine with comments.

PP—And I made up a 3<sup>rd</sup> matrix that includes the recommendations I made during the hearing—fixing typos and improved clarity. It was included in my staff report and I'd like you to look at them and vote to accept them or not.

PP—We're done with the R20s. What about the District Use Chart (DUC)? AH wanted to talk some about that.

AH—The things I heard that were in this was about residential building, the whole ridgetop deal and the dark skies thing, I can't vote for that.

PP—Was there anything you wanted to look at in the DUC before we move to those changes?

AH—I'll go through the 1s and 5s.

PP—As far as the DUC, people were having the most problems with the Conditional Use Permits (CUP). What I heard the most was from the [Methow Review District](#) (MRD) about commercial and industrial uses that would be allowed outside of the city limits. Things like air cargo terminals down to banks. So all of those allowed uses that are basically allowed now.

AH—It's always people's perceptions about what you're going to do. Right now the towns of Winthrop and Twisp—air cargo terminals—it's not like you're going to site one of those. But right outside the towns is county zoning. And it's also the Urban Growth Area. We don't have a joint resolution of what happens within that area.

CB—Questions that come to mind: Does their water service that area? I presume it does, but I don't know. Same with sewer. Are they willing to serve outside the city without annexation. If not, where does that leave you? You probably would be zoning at the residential level we have at the lowest density until there's a proposal to annex to the city. Is it 20-acre minimum outside Winthrop?

AH—It's 5.

PP—Even in the Urban Growth Area because of the way it's zoned, we're not allowing any way for the cities to grow.

AH—You can't expand and then ask for annexation. Take auto repair—it's not allowed just outside of Twisp or Winthrop.

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AH & PP—Food stores, retail, professional buildings, laundromats, restaurants, petroleum service stations.

JN—There's that pizza place outside of Mazama.

AH—All that business in Mazama won't be allowed there now. Same with Carleton and Methow.

CB—I thought our zoning addressed those community level places like Mallot. What are they called?

AH—Neighborhood commercial?

CB—What's the zoning in Mazama?

PP—We've got low density residential, rural residential, special review commercial, neighborhood commercial, neighborhood use, urban residential, airport development, MRD. I think you're thinking of Special Review Commercial. It's one of the only areas in the county that's zoned like that. It's where all the stores are.

CB—What about Mallot?

PP—Don't know.

CB—What happens if you're near a zone, you can apply for a re-zone. It's fairly justifiable if you're near the zone.

AH—I'll log in and we can see the interactive zoning map. It's awesome!

CB—The two most controversial issues are dark skies and ridgetops. We're not ready for ridgetop unless we do a full zoning amendment now. I don't think we can do that, and I don't recommend it. We should create a process for the Methow only. For the ridgetop, I pulled up a sample of the ordinance that could be worked on by members of the public. It could be perfected. And part is just learning what the lighting really looks like and what it means.

PP—I'm kind of hearing from you that you'd like ridgetops and dark skies put in a later version when we can research it more.

JN, AH and CB all agree.

CB—I heard this from at least one person there. It wasn't developed well enough.

JN—Lack of definition.

CB—The one ordinance I sent to PP, and she won't be able to just plug it in. The same as the light issue. Somebody wrote about fugitive light. I understand that. I think people should sit down, go over it, see if it works. What's lacking most is how: will it affect me and my property?

AH—Carleton is zoned commercial and everything around it is MRD-5.

CB—Do you want to expand it?

AH—What people don't grasp—to have a commercial operation, you need water. There's no water for that in the Methow Valley, unless you have a water right.

CB—If someone near Carleton wanted to do a commercial use, you'd go to the Planning Dept, and they'd ask if I had a water right. Suppose I got past that. If I wanted a pizza place there, you'd ask to do a rezone.

AH—What does a rezone cost? It costs a lot.

CB—It costs a lot to start a pizza place.

PP—I'd have to go look. SEPA alone is \$1,200 or \$1,300.

CB—It's unincorporated, so no urban growth area. In GMA (Growth Management Act) counties, they're called areas of limited development. They weren't intended to grow. They didn't have all the features of a town to grow in density.

PP—I think a big thing about the MRD and air cargos and air strips—it's unlikely that any of that stuff will go in to a town, but that we're dealing with bigger fires and bigger planes, it's important to look for where we can start putting that stuff in. Support the wildfire suppression. The way we're zoned now, it's a not an allowed use. Airports are allowed with CUP in some places.

AH—How many airports do we have?

PP—I think 7, but only the one in Tonasket that's fully vetted and zoned.

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CB—Airports are zoned by the cities. The airport plans dictate what the land use is around the airports. I don't see that as a big issue.

PP—We need to have it, at least in the backs of our minds, to be able to allow those areas to expand. There's going to be a lot more demand put on them. We've seen it especially on the reservation site. They don't have an airport, but they set up a big camp. They had a helicopter base. 700 or 800 people in the camp. Up in the Methow Review District, where there's not the area to set up a large camp, there's also no way to bring in large aircraft. I don't know the condition of the airports up there.

JN—I think Omak's the only one that can take bigger planes.

CB—Omak to the Methow isn't a long way when flying.

**-57:13**—CB—I think we just took care of light and ridgetops? It'll require a commitment to go forward and do the research the public wants.

JN—There was one person who said he didn't want any commercial in the MRD except for maybe an auto repair shop.

AH—You can't pick just one.

AH—Question for Pete—This went out for comment with all these things being put in as conditional uses. If we were to say we agree there shouldn't be uses like that in the MRD, does that trigger a comment period?

PP—I think because we'd be doing it as a response to a lot of the comments. I think what I heard the attorney say was that'd be an insignificant change that wouldn't require us to go out for comments again. We're putting in less stringent regulation by removing those and going back to what it was.

AH—Gotcha.

AH—Hmm. I don't know.

JN—Me neither.

AH—I was looking at this area. Do we have Valley Floor 1 in the DUC?

PP—It's in the MRD part. It's in the text of the code where it's broken down.

AH—This map—here's the town of Twisp and annexed the airport. There's a lot of space for commercial businesses that would help bring the infrastructure out, you'd totally avoid that by saying there's no commercial activity.

CB—Why wouldn't the city assert they'd annex to the city if it's in their urban growth area and zone as they saw fit?

AH—Is that usually how it happens? I've seen a lot of businesses start outside the city and be annexed in.

JN—Legally, it's got to start by the business. The cities can't start an annex.

AH—For any further growth to happen, it has to happen in this area right here. If we eliminate all the commercial uses, you won't be able to put it in this tan area.

CB—It's in the MRD and currently they're allowed to have business there?

AH—Yes. No, wait. NO! Currently, they're not.

PP—But we're proposing changes so that they could. They way that it's zoned now, it would be an illegal development there.

AH—Our proposal was to change to CUPs.

CB—That's what it says in the revisions, so we don't have to change anything?

PP—Only if you want to change it back to not allowing it.

CB—I don't want to change it back. Is it because of the comments?

JN—Yes. A majority of the comments said they don't want commercial use in the MRD.

CB—The proposal says it's allowed by CUP, so that's a 'tweener. You don't want it, but we're going to do it by a CUP. We're considering what's in the CUP. Plus, I haven't looked at the towns' Comprehensive Plans and see what they want to do with those areas. If we say we're going to allow everything there,

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that's what happened with N Hwy 97. They were concerned that the county would allow uses that pulled commercial interests away from the city. So we need to consult with the city.

JN—The city would supply them with water.

CB--#1—Is the city willing to have a service outside that area? #2—Does their Comp Plan say they want that to be commercial? I imagine it would, but I'm not sure.

AH—You're OK with CUPs?

CB—Yes.

AH—Then we can just leave it the way it is.

CB—The city could comment if someone made a proposal. In that CUP application, they could say it was in the Urban Growth Area and is it in the Comp Plan. Those kind of things.

PP—For clarification—You want to leave it the way it is in the original document or the way it's proposed?

AH—The way it's proposed.

CB—Next to Twisp it looks like it makes sense. How about the rest of the Methow.

AH—Unless you have a water right, it's not going to happen. And I highly doubt that there are any water rights that are year-round use.

CB—So I go back to one thing. This is just for discussion. If you can't do something because of limitations, and you say you're going to allow it, why the hell would you do that?

AH—Because with the limitations, it's not impossible.

CB—I wouldn't want to invite development that it'd be a pain to get close to.

AH—Look at the Rolling Huts and the pizza place there by the Weeman Bridge. A lot of people eat there, and it's out in the middle of nowhere.

CB—How did it get established without water?

AH—It had water that was prior to old issues. Zoned MRD 5, I bet.

CB—The city can propose an annexation and put it on the ballot. If I want to start a business outside the city. (Cites a business in Tonasket.) They wanted to have city water. The policy was you had to be annexed. They had to describe the area to annex is just one property. The city usually wants a bigger chunk and it's not that difficult to do in most cases.

CB—Anything next to the city, often times the city will propose it. You can rezone if it makes sense—especially next to a town because they should have a say in how it happens.

PP—I can't answer that question about how the pizza place was allowed to be there. It's rural residential. Maybe it's not permitted.

CB—Minor enforcement issues.

PP—We don't use that word—enforcement—here.

CB—Compliance is what I meant.

**-41:37**—AH—Multi-family dwellings. That was another thing. The church deal I'd like to investigate further sometime. And the whole enforcement issue—the penalties—I'd like to look at in the near future.

AH—Multi-family use. If you're out in the 160s, you might want to put up some housing to house your workforce. Like they used to do in orchards. If I wanted to build something less expensively, I'd build a duplex. A guy did that in Winthrop. I can see an apartment complex of more than three units it would rise to the level of a CUP. You're increasing traffic and services.

AH—Look at 160s. I think we should look at a provision of a 5-acre one-time division of property in case you kid wants to come back but there's no way he can afford it. We put more limitation of building houses. I know you have to have services for those things, but you also need willing sellers and buyers.

AH—Over in the Methow, it's impossible to do. No multi-family housing without a water right. And if you've got a water right, technically, you're not affecting the environment anyway. Over here, you can

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have multi-family uses. It seems to me with the cost of things, putting infrastructure in the cities is a bottleneck.

JN—Most communities around there, most of the infrastructure is aged.

CB—One guy brought up infrastructure. In places that have grown over the years, they tend to abandon the infrastructure that's in place and start building it out from the city. Allow the rest of the infrastructure to deteriorate. But the value of the land was worth more. Does it make sense to sprawl? To me, no.

JN—Expanding your service area doesn't make sense.

AH—What's sprawl?

CB—Creating multi-family development far from services. Maybe our zoning districts aren't well designed for this discussion. Maybe we're talking about a different phase of zoning. That's why I talked about the north end rezone. They didn't just rezone the minimum requirement district. They created a whole new map for the area. Then they had a logical, organized use pattern they could work with.

CB—Is allowing more density in more remote areas the housing problem? Before I tried to answer that, I'd make sure I got our housing plan done and looked at. You have something to base those decision on. Is that the problem? It's easy to say it's the problem.

AH—Part of the problem is that few developers build large developments close to town. Maybe it's too expensive.

PP—A lot has to do with our cities' infrastructure being at capacity right now.

CB—I think it's demand. What kind of housing will I make money on? We wanted a hotel up north, but nobody wanted to build it. It wasn't a good investment. If I wanted to increase demand for housing, I'd try to increase economic development. If you created more jobs people would be interested in building more houses.

CB—I see contradictory statements being made about our housing problem. Is it how many lots we create in the Tunk Valley? I don't think that's why we have a housing issue.

AH—(referring to the zone map) See all that, it's all R1. One-acre parcels.

CB—Why aren't they building there?

AH—Chicken and egg problem.

CB—The housing crisis we're looking at now is for people who can't afford to live anywhere.

AH—That's not true. At Les Schwab in Twisp, almost all the employees live in Brewster.

PP—With all the programs set up to help low-income families, and you've got people who live here and work, but they don't make enough to afford to build or buy. They rent or stay with friends or are homeless. Just a basic house 30X40 easily costs \$200,000.

AH—That price would be welcome in the Methow.

CB—Is the lack of building middle-income homes due to a lack of lots?

AH—How much does a duplex cost?

PP—I just built 40X60 as a commercial facility, two ADA bathrooms. \$450,000. The price is from three years ago.

AH—With a duplex still have 4 outside walls and the partition. The cost is a little over half, but the cost to live there goes down, too.

CB—Are duplexes allowed in the parcels you were just showing us?

PP—Yes, with a CUP. And they were a permitted use prior.

CB—So why not allow them now.

AH—That's been the whole conversation.

PP—It's actually in R1, R5, and R20.

CB—That was my misunderstanding. I was talking about how in Oroville, we took R2s and made duplexes and triplexes allowed outright.



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-25:16—AH—We're getting close to 5:00 and people will want to go home. Can we continue the conversation to look at where R1 and R5 are.

CB—Good point. We need to be looking at the map.

AH—We answered the majority of the questions today. The deal with the homes are the biggest thing. People grumble because they want a grocery store. Who's going to build a grocery store up there?

JN—And if they build one, it'll be right next to the main highway. To not allow an entire area to establish something like that is kind of over-reaching.

CB—It might not be smart. Where do we have little stores?

CB—There are some stores in remote areas. They pop up and sometimes they make it and sometimes they don't

AH—I'm thinking of the one that used to be a single-wide mobile home.

CB—Nobody's going to put a big store out there.

AH—Where's the point where it begins to really affect us? Is what we're proposing going to save us from the demise of Okanogan County culture?

CB—I don't know. If we're talking about little stores, that's one thing. Other businesses are another thing.

CB—The biggest problem is to define what we're talking about, because we jump around a lot. We talk about these uses that can be proposed and we don't know what it's going to be like. If you want to put a Dollar Store out there...

AH—Are you going to put a little bakery out by a lake somewhere when you retire?

CB—No. I'm going to put up a sign that says "Nightcrawlers for Sale".

JN—That's a home-based business.

Discussion of home-based businesses. PP tells of a baking lady who turned her garage into a commercial kitchen.

AH—That's why people are pissed off for us making them pay \$1,200 for a CUP. Now, if a CUP was free, would we have as much pushback that we do now? I'm guessing maybe half as much.

CB—One guy started a shop fixing saws. Lived at the end of a cul-de-sac. It was part time, but then it turned into full time, and he fixed lawn mowers, too. He was good at it, but it exceeded the home occupation rules. A lot of people were coming to him and people didn't like the traffic.

CB—I helped a guy start a sawmill once. Nobody cared. If you're successful, then there'd be a lot of trucks coming in. Those things can grow into problems.

AH—I don't disagree with CUPs. I remember you said in a meeting not too long ago that you didn't think that everything that was on the list should be on the list. That's the same with me. That business in a residential area warrants a CUP. But if he only had to pay \$100 for it, it'd be a lot easier than paying \$1,200 and all the other stuff. There's a combination of things we have to do.

CB—We have to increase our (*inaudible*) to increase our budget.

AH—I don't disagree on that.

CB—People pay taxes and then everyone is paying for others' projects.

JN—Everybody's paying taxes for the sheriff's department, but few people have to use it.

PP—I pay taxes for the sheriff's department, and I don't get to use it.

AH—It works in the same fashion where people who buy way up past where the county road stops and build their houses up there. Then they write letters saying—I pay taxes, and I want you to plow my road all the way to my house. Sorry, we can't do that.

AH—All of our money gets pooled to do different things. I tell them their money goes to plow lots of roads. I pay taxes for schools, but my kid graduates this year and I'll still be paying the taxes. Economic development helps the whole county.

PP—I just want to say one more thing about the conditional uses. Where I come from growing up, there wasn't a lot of regulation. I've seen over-watering. I've seen people's yards turn into junk yards. I've seen

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recycling facilities... So when I think of home occupations that become conditional uses, I think about being neighborly. One of the big things when I moved to town was, I lived next to someone who was processing furs. You get out there and you want to have your pants rolled up and rubber boots on. There were carcasses, animals coming to eat the gut piles. Sometimes people don't think about their neighbors, thinking it's just a couple of hides hanging on the fence.

PP—People aren't environmentally friendly. They dump their oil in the back yard for their home repair shop. How they're dealing with wastes or handling their products is really important.

AH—I want to bring us back to the point. My whole thing was I heard people talking about CUPs for multi-use structures.

CB—That's where we get to the point where we talk about duplexes and triplexes. That's not a big deal for me, especially in a high-density area.

PP—I had a mixed-use residential development where the housing authority put in about 150 homes there—from tiny homes up to triplexes. Does it work planning-wise? I think so, but I think it's not regulated well. It's starting to turn into...

AH—That's a huge development.

PP—I look right down on it. The county road has increased traffic. Two kids were killed on the roads. There's no place for the school buses to go, so people park along the road for their kids to catch the bus. Some of it wasn't very well thought out. Complaints I hear are people aren't very neighborly in the triplexes. If the parents checked out somewhere...

PP—If the tribe had a process for us to see the plans, comment on them is an open public setting, then I think there would have been a lot of changes. To just look at it, it'd give ideas of things we could do—both same and different. I thought the mixed-use right down to tiny homes was good. Homeless people now have a place to go.

PP—Here, we'd look at it as a planned development. Out there, they just see it as a neighborhood.

AH—We'd have the first go at figuring out what it would be. That duplex, triplex place you did in Oroville...

CB—It was acceptable to the people who lived there.

CB—We take a shot-gun approach sometimes. If need to get down to the maps.

AH—I know. What's north of Winthrop is all Rural Residential, not MRD5 or MRD1.

CB—Then there's subarea planning areas that tell us what they want and what they don't want.

Commissioners approve several vouchers for the jail.

AH—The point of the whole story was does it (home monitoring) really cost \$90,000? And even if it does, is there any savings somewhere else—like we buy less food?

CB—There are lots of tracking programs to get us data to make these decisions.

Adjourn at 5:20.