

Shoreline Master Program
SAG Meeting January 28, 2009

Caucus Representatives

John Umberger- Property Owners

Jerry Barnes – Agriculture

Raleigh Chinn – Business/recreation

Alternate Jason Paulson – Environment / Conservation

Jon Wyss – Natural Resources

Alternate Craig Nelson – City of Okanogan

Absent George Brady – Town of Pateros

Chris Branch – Cities of Tonasket and Oroville

Dolores Castillo – Colville Confederated Tribes

Vicky Welch – Methow Watershed Council

Dave Acheson – Town of Winthrop

Absent Ralph Malone - City of Omak

Absent Sharon Brown – Town of Brewster

Staff: Angie Hubbard, Okanogan County; Kurt Danison and Sandra Strieby,
Highlands Associates, Clynda Case, DOE.

Member Reports: None

Regulations:

John U- Would a pump house be included when considering some of the large setbacks in the draft Regulations?

Jon W- When converting a piece of land to an Agricultural use, the crop would have the use setback.

Clynda C- The definition of structure or building in WAC 173.27 "Structure" means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels;The max height for a structure according to the act is 35 feet which is also consistent with the current underlying zoning in the County.

Jon W- I have a concern if someone owns a long parcel with only 300 feet of frontage they will not be able to use that property. Kurt- Perry's intention is to have a reasonable use exception for those cases.

Clynda C- There is no reasonable use exception allowed. A person that would normally seek such an exception must go through a CUP or Variance procedure.

Jon Wyss- There are 9 lots along Brewster that are 350' wide and 900' long, the first 20 feet is vertical, but measured on a horizontal plane you would not be able to use those lots.

Clynda- Setbacks may be able to be reduced 25% in situations like that. I suggest a 4:1 ratio for lot frontage. For example, if 1 acre requires 100' frontage, it must be 400' deep.

Jerry Barnes- In Shoreline Recreation CAFO's are not allowed. Is the EPA definition being used for CAFO's?

Craig Nelson- There are only 4 CAFO's by definition in the County right now.

John U- We had 5 environment designations with the old Shoreline Master Program and now we have 10 environment designations. We should go back to the original 5 because the new 10 are more restrictive now. The Macmillan report states that fish like rip rap.

Guest- Are we bound by this best available science? I cannot see the need for this amount of setback required to protect the ecological function of the river.

Jason P-How will the Critical Areas Ordinance be integrated into the SMP. The CAO will be put in as an appendix and referenced but the CAO must meet the requirements of the SMA.

Next Meeting March 25, 2009 from 6-8 in the Commissioner's Hearing Room, Virginia Grainger Building.