



Planning Commission Meeting Minutes

1 A meeting of the Okanogan County Planning Commission was held April 25th, 2016 at 7:00 PM.
2 The meeting was held in the Okanogan County Commissioners Hearing Room, 123 5th Ave. N.,
3 Okanogan, Washington.

4 **PLANNING COMMISSION MEMBERS** present included: Chair Albert Roberts, Vice Chair Phil
5 Dart, Commission Member Dave Schulz, Commission Member Marlene Rawley, and Commission
6 Member Tamara Porter.

7 **OKANOGAN COUNTY STAFF MEMBERS** present included: Director of Planning Perry Huston,
8 Natural Resources Planner Angie Hubbard, and Lauren Davidson Administrative Secretary.

9 **OTHERS IN ATTENDANCE:** Steve Kern, Lorah Super, Jeff Newton

10 **Approval of April 25th, 2016 meeting agenda:** Dart made motion to accept, Rawley seconded

11 **Approve March 28th and April 11th Planning Commission minutes:** March 28th minutes Dart
12 Motioned Schulz Seconded, change to a name: Nansen not Manson. April 11th minutes Dart
13 Motioned Rawley seconded.

14 Old Business

- 15 • Discussion on Zone Code amendment process
- 16 ○ "Zoning OCC Title 17A" Code Amendment 2015-1

17 Chair Roberts opened the hearing at 7:05pm.

18 Director Huston explained to the Planning Commission that his suggested course of action is to
19 spiral in on the maps, where the R1 R5 and R20 needed to go, the two major rezones and
20 unincorporated towns except those in the Methow. Dave Schulz posed the question about who put
21 the district use chart together and marijuana is a conditional use permit in every zone, is this what
22 the commissioner's wanted? What do the commissioners have in mind? Director Huston explained
23 that the marijuana and conditional use permit discussion came out in meetings with the BOCC and
24 Advisory group. Schulz explained that he noticed that there are places that would allow marijuana
25 but will not allow an orchard. Director Huston stated that it is the Planning Commission's job to
26 remix that if they feel necessary. Land use activities keep them away from where they shouldn't
27 be. Airport zoning, two in zone code one is the one that is currently in use, the other is the text that
28 without adopting the maps has no bearing. One of the tasks is whether to adopt the new text into
29 the new zone code so that every airport that will come in will petition, tailor it to each individual
30 municipal. Director Huston drew the commission's attention to the memo former Planner Rough
31 prepared.

32 Roberts asked for reasoning on why there are restrictions on agriculture in any zone. Director
33 Huston stated that those are walk overs from the current zone code, and now is the chance for the
34 Planning Commission to take a look at those. Commission Member Rawley asked what NU stood
35 for. Angie Hubbard explained that that stood for Neighborhood Use. Dart asked for clarification.
36 Huston explained that that was a zone in the Methow Review District and it is in the Methow
37 Review District in the Mazama area. Rawley then asked about SRC, Hubbard explained is a
38 Special Review Commercial, and also about the Low Density Residential and what the lot size is.
39 Huston explained that none of the Methow zoning was changed by the advisory zone. Natural
40 Resources Planner Hubbard stated that the Low Density Residential was 20 acre lot size.
41 Commission Member Porter stated that she has explained that she has a hard time differentiating
42 between the shades of greens and yellows and asked if there is any way to make those more
43 clear. Natural Resources Planner Hubbard stated that she will make the next draft map clearer.

44 Commission Member Schulz stated we have ignored the Methow subcommittee; they wanted a
45 higher density from gold creek to Pateros. Commission Member Rawley stated she has issues
46 with the area called Harmony Heights and that it should be 20 acres legal non-conforming, they
47 are having problems with their wells and water availability. Commission Member Dart agreed with
48 Commission Member Rawley because she knows the area and has a good reason behind it. He
49 also asked about French Creek and why that is a one acre zone. Director Huston explained that it
50 is because it was probably a tract of private land but it is surrounded by public land. There was
51 continued discussion regarding some of the small anomalies on the map. Commission Member
52 Rawley also stated she was concerned about the area up North Star Road and up in the Chiliwist
53 where the water rights have already been adjudicated and that it needs to be R20 due to water
54 availability and that they are unable to add any new irrigation. There was continued discussion on
55 whether or not to make that area R5 or R20. Rawley also pointed out Watson Draw Road is also
56 really dry and she does not believe it will support R1 zoning. Commission Member Schulz agreed
57 with Commission Member Rawley that the whole area is very dry. Commission Member Porter
58 asked if it is our responsibility to provide water. Vice Chair Dart explained that if we can't provide
59 water then it shouldn't be zoned that way. Commission Member Porter explained that she feels as
60 if it is too big of a jump to move from a one acre zone to a twenty acre zone and that there must be
61 some way to make a five acre zone work. Commission Member Rawley stated that she thinks they
62 should safeguard the water right holders and make that one of the foremost concerns. Director
63 Huston stated that the responsibility of the Planning Commission is simply to create a zone code
64 that works. Vice Chair Dart made a motion to accept Commission Member Rawley's changes on
65 the map Chair Roberts seconded, unanimous vote the motion carried.

66 Vice Chair Dart asked if anyone is familiar with the Conconully and Riverside area, there is a huge
67 change posed for that area. Vice Chair Dart wanted to see if they should do away with R1 and
68 change to R5 to avoid headaches for the future residents. He also asked if the land could support
69 R1. Chair Roberts stated that he believes it can support R1. Chair Roberts also stated that Green
70 Lake should be R5 from Green Lake Rd and up to Conconully. There was continued discussion
71 regarding making more of the R1 into R5 in the area from Riverside to South Pine Creek. Dart also
72 stated that Tunk and Synerep cannot support a R1 Zone. The Planning Commission also believes
73 that the North and South Pine Creek should be R5 after extensive deliberation. Rawley motioned
74 above mentioned changes Porter Seconded, unanimous vote, motion carried.

75 Commission Members decided that the Tonasket area has multiple locations where the R1 zones
76 are changed to R5 zones, Havilah Rd and Talkire Lake, and Highway 20 Junction through to
77 Wauconda. Rawley made a motion to approve the proposed changes to the Tonasket, Havillah,
78 Talkire Lake, Highway 20 through Wauconda, Dart seconded. Unanimous vote, the motion carried.

79 Commission Member Rawley made a motion that Wauconda North Toroda creek, Chesaw &
80 Pontiac Ridge going from R20 to R5, Bonaparte should be R5, seconded by Dart, unanimous vote
81 motion carried.

82 Motion made by Vice Chair Dart to change Molson northeast to the Canadian border changed from
83 a R20 to an R5, seconded by Roberts. Unanimous vote, the motion carried.

84 Vice Chair Dart made a motion that Oroville area and the Chesaw highway change from a R1 to
85 R20 Commission Member Schulz seconded. Unanimous vote, the motion carried.

86 The commission members discussed the town of Loomis and determined it will be left alone

87 Director Huston asked if there are any other changes to the map. The Planning Commission stated
88 no other changes to the map.

89 Chair Roberts stated would like to see a motion that says there is no amortization period,
90 marijuana is still a plant and still agriculture and is a good economic resource for the county.
91 Commission Member Schulz asked what zone they should put marijuana in. Vice Chair Dart stated
92 that there are two roads they can go down, if they decide to leave it as agriculture then they should
93 leave it alone as it is, because if they list it as agriculture and then try to control it it opens up a lot
94 of nightmares. Director Huston recommended to the planning commission that they should treat
95 Marijuana like Marijuana and not like any other agricultural products. Commission Member Schulz
96 explained that he thinks that a Conditional Use permit should be required because then it will
97 address issues that may arise such as parking, water, and sewer.

98 Vice Chair Dart made a motion that everything in existence prior to the adoption date will be
99 governed by the old rules; post approval will have new rules. Grandfather in the existing
100 operations, no second.

101 Director Huston stated that the particular purpose of Conditional Use Permit and where they will be
102 applied should be discussed the next meeting. Director Huston also suggested meeting weekly
103 instead of monthly.

104 The Planning Commission discussed their availability and decided the next meeting will be May
105 2nd.

106 **Adjourn:**

107 Chair Roberts adjourned at 10:35

108 **SUMMARY OF MOTIONS**

109 **Vice Chair Dart made a motion to accept Commission Member Rawley's changes on the**
110 **map Chair Roberts seconded. Unanimous vote, motion carried.**

111 **Rawley motioned above mentioned changes of taking R1 zones and making them R5, Porter**
112 **Seconded unanimous vote, the motion carried.**

113 **Rawley made a motion to approve the proposed changes to the Tonasket, Havillah, Talkire**
114 **Lake, Highway 20 through Wauconda, Dart seconded. Unanimous vote, the motion carried.**

115 **Commission Member Rawley made a motion that Wauconda North Toroda creek, Chesaw &**
116 **Pontiac Ridge going from R20 to R5, Bonaparte should be R5, seconded by Dart.**
117 **Unanimous vote motion carried.**

118 **Motion made by Vice Chair Dart to change Molson northeast to the Canadian border**
119 **changed from a R20 to an R5, seconded by Roberts. Unanimous vote, the motion carried.**

120 **Vice Chair Dart made a motion that Oroville area and the Chesaw highway change from a**
121 **R1 to R20 Commission Member Schulz seconded. Unanimous vote, the motion carried.**

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124 **operations, no second.**

125

126 Prepared by Lauren Davidson
127 Administrative Secretary