



Planning Commission Special Meeting Minutes

A special meeting of the Okanogan County Regional Planning Commission was held on Monday, May 20, 2013 at 7:00 pm. The meeting was held in the Commissioners' Hearing Room 123 5th Ave N., Okanogan, WA.

PLANNING COMMISSION MEMBERS present included: Chair Albert Roberts, Vice Chair Phil Dart, Commission Member Mark Miller, Commission Member Tamara Porter, Commission Member Tim Woolsey, Commission Member Rawley, and Commission Member Dave Schulz.

OKANOGAN COUNTY STAFF MEMBERS present included: Director of Planning Perry Huston, Natural Resource Senior Planner II Angela Hubbard, and Administrative Secretary Sharon McKenzie.

APPLICANTS OR THEIR REPRESENTATIVES: None

OTHERS IN ATTENDANCE: None

Chair Roberts called the meeting to order at 7:02 pm.

Approval of May 20, 2013 Agenda

Vice Chair Dart moved to approve the May 20, 2013 Planning Commission Meeting Agenda as corrected. Commission Member Schulz seconded the motion. Motion passed.

Approval of April 22, 2013 Meeting Minutes

Commission Member Schulz moved to approve the April 22, 2013 Planning Commission Meeting Minutes as amended. Vice Chair Dart seconded the motion. Motion passed.

Public Hearing Item #1

❖ Gahimer OST 2013-05

Chair Roberts requested the summary report on the **Gahimer OST 2013-05**. Natural Resource Planner II Angela Hubbard requested the Staff Report be placed into the record. Natural Resource Planner II Hubbard explained:

- Ernest and Debra Gahimer own 19.57 acres.
- The applicant is applying for a transfer from Designated Forest to Open Space Timber tax assessment on 19.57 timberland acres.

- The goal of the applicant is to maintain and enhance the growth and health of the existing timber stand and reduce fire risk.
- Jerry Theis, professional forester, has prepared a FMP (Forest Management Plan) for the property.
- The FMP inventories the timber stand, soils, and has established a management schedule for the property.
- The property is surrounded by public and private property.
- The property is located off of Pebbles Rd, approximately 5 miles northwest of Conconully.
- The change in classification is due to a new survey.

She asked if there were any questions of Staff.

Planner II Hubbard clarified one of the maps in the Staff Report came from the applicant and lacked the identification of the parcel. She noted Staff prepares a map in the Staff Report that clearly identified the parcel. She noted the aerial provided by Staff are from 2011 and the management plan was done in 2010

Chair Roberts acknowledged the Proponent nor the representative is present to provide comment. It was noted Staff does notify the proponent and forester of the meeting and to be there for questions.

Chair Roberts asked if there were any other questions from the Commission Members. There being none, Chair Roberts opened the meeting to public testimony. There being no public testimony, he closed the meeting to public testimony.

There being no further questions for Staff, Chair Roberts said he would entertain a motion.

Vice Chair Dart moved to recommend approval of the tax classification application as Open Space Timber for **Gahimer OST 2013-05** to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Schulz seconded the motion. Motion passed.

Old Business

Director Huston updated the Planning Commission on the Final Draft of the Okanogan County, Comprehensive Plan which includes the Methow Valley More Complete Planning Area (MVMCPA). He said the Planning Commission should review the plans and the new Comprehensive Plan Land Use Designation Map prior to the open public hearing scheduled June 24, 2013. He noted as per the Planning Commission's instruction, public testimony would be limited to 5 minutes.

Directed Huston said that due to the substantial changes, State statute requires the Comprehensive Plan must come back to the Planning Commission for one open record hearing. He said after public testimony, the Planning Commission can recommend approval of the final draft as presented or make changes.

He said the next step would be to send the document and map back to the Board of County Commissioners (BOCC) with the findings of fact and conclusions of law and recommend to the BOCC three options:

- Adopt final draft
- Adopt final draft with changes
- Don't adopt final draft

He said once it goes back to the BOCC, it does not need to come back to the Planning Commission.

The four parts for consideration are:

- Comprehensive Plan
- Land Use Designation Map
- Methow Valley More Completely Planned Area
- Methow Valley Sub Area Map

When the documents are adopted by the BOCC, the BOCC will have a hearing for Comprehensive Plan and Comprehensive Plan Land Use Designation Map and the Methow Valley More Comprehensive Planning Area and Amending the Comprehensive Plan Map.

He explained after this step, the BOCC will adopt 4 ordinances on the four documents.

He said the Environmental Impact Statement (EIS) is being issued concurrent with the Comprehensive Plan for a comment period. After the Planning Commission hearing and the Planning Commission decision, a final EIS will be issued. He noted an appeal is anticipated.

Director Huston said after the Comprehensive Plan is approved, the zone code and subdivisions regulations will be reviewed. He noted substantial work has been done in the past by the Planning Commission in these areas. The work already done by Staff and the Planning Commission has been brought to the attention of the BOCC. The BOCC has requested a workshop to review what has already been accomplished.

Director Huston noted the significant changes in the Comprehensive Plan:

- Resource Lands:
 - Resource land designation – Identifying resource lands is required but County does not have to adopt regulation to protect them. In the original draft, the attorney stated the criteria used was not defensible.
 - With the designations indicated on the final draft maps, the resource designation is well in excess of needs.
- Rural:
 - No longer rural high, medium and low designations. There is only rural designation based on proximity to water, power, highway, etc.
 - Established criteria to inform zone code and map for future review.
- Simplify:
 - Took out anything which was not required.
 - Kept coordination element in.
- Transportation plan has been removed and was replaced by Circulation Plan.

- Term Urban Growth Areas was change to City Expansion Area to get away from growth management terminology.
- Methow Valley Plan:
 - Previous plan included lots of old plans which are no longer relevant
 - Most of previous documents were never adopted
 - Adoption by reference removed.
 - MVMCPA plan is addressed by the County Comprehensive Plan.
- Comprehensive Plan acknowledges Mazama Advisory Committee.
- Noted the Molson Overlay and the Barnholt Loop are not on the map but the Comprehensive Plan supports the zoning for these areas.
- Addressing airports, the Comprehensive Plan speaks to the airports and sets up authority.

Director Huston reviewed the history of the comp plan process and gave instruction of for the public hearing. He suggested informing the audience at the beginning of the hearing how much time they have for testimony and if it is necessary to continue the hearing, tell them when, what time and where. He encouraged the Planning Commission Members not to question or engage in conversation with those giving testimony.

The notice placed in the local newspapers is as follows:

The Okanogan County Regional Planning Commission has scheduled a public hearing to hear comments regarding the amended Okanogan County Comprehensive Plan remanded to them by the Okanogan Board of County Commissioners consistent with the requirements of RCW 36.70. The draft under review bears the date of revision May 16, 2013.

The SEPA Responsible Official has issued a revised Draft Environmental Impact Statement (DEIS) for the revised Comprehensive Plan. Comments on the DEIS will be accepted through June 24, 2013 at 5:00 p.m.

The hearing is scheduled for June 24, 2013 at 7:00 p.m. in the commissioner's auditorium in the Virginia Grainger building in Okanogan Washington. Verbal testimony will be taken at the hearing. Testimony will be limited to 5 minutes per person. Written comments of any length may be presented at the hearing or submitted in writing or electronically to Sharon McKenzie, Clerk of the Board at the address listed below.

Information is available at the Office of Planning and Development. Direct questions to: Perry Huston, Director, Okanogan County Office of Planning & Development, 123 5th Ave. N, Suite 130, Okanogan, WA 98840, (509) 422-7118. phuston@co.okanogan.wa.us The Comprehensive Plan and DEIS are available on the Planning Department website. Copies of the comprehensive plan, comprehensive plan map, and DEIS will be placed in community libraries by Friday June 24, 2013.

Comments may be submitted to: Sharon McKenzie, Clerk of the Board, 123 5th Ave N, Suite 130, Okanogan WA 98840 smckenzie@co.okanogan.wa.us

New Business

None

Vice Chair Dart Commission Member Woolsey moved to adjourn the meeting. Commission Member Woolsey seconded the motion. Motion passed.

Adjourn

Chair Roberts adjourned the meeting at 9:29 p.m.

SUMMARY OF MOTIONS

Vice Chair Dart moved to approve the May 20, 2013 Planning Commission Meeting Agenda as corrected. Commission Member Schulz seconded the motion. Motion passed.

Commission Member Schulz moved to approve the April 22, 2013 Planning Commission Meeting Minutes as amended. Vice Chair Dart seconded the motion. Motion passed.

Vice Chair Dart moved to recommend approval of the tax classification application as Open Space Timber for Galmer OST 2013-05 to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Schulz seconded the motion. Motion passed..

Prepared by Sharon McKenzie
Administrative Secretary