



Planning Commission Meeting Minutes

A meeting of the Okanogan County Regional Planning Commission was held on Monday, June 24, 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, and Commission Member Rawley.

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: Nancy Soriano, Ruth Dight, Jon Wyss, Dianne Thurlow, Maggie Coon, John Crandall, Peter Morgan, Isabelle Spohn, Marcie Stamper, Judith Hardmeyer Wright, David Wright, Joe Hightower, Nora Sheridan, Richard, Bennett, Kit Arbuckle, T. Stucker, Darlene Hajny, Richard Fineago, Glenda Beauregard, Kathy Pouer, Stephen T. Kunkel, Maria Convase, Jeff Hardy, Jason Pausen, Richard Price, Katie Haven, Bill Tackman, John Sunderlund and Brian Baker.

Chair Roberts called the meeting to order at 7:04 pm.

Approval of June 24, 2013 Agenda

Vice Chair Dart moved to approve the June 24, 2013 Planning Commission Meeting Agenda. Commission Member Rawley seconded the motion. Motion passed.

Approval of May 20, 2013 Meeting Minutes

Vice Chari Dart moved to approve the May 20, 2013 Planning Commission Meeting Minutes as presented. Commission Member Rawley seconded the motion. Motion passed.

Public Hearing Item #1

❖ Nolan OST 2013-06

Chair Roberts requested the summary report on the **Nolan OST 2013-06**. Natural Resource Planner II Angela Hubbard requested the Staff Report be placed into the record. Natural Resource Planner II Hubbard explained:

- Steven & Jody Nolan own 17.97 acres.
- The applicant is applying for a transfer from Designated Forest to Open Space Timber tax assessment on 17.97 timberland acres.
- The goal of the applicant is merchantable timber production, diverse tree species reproduction, disease and insect reduction, forest fire fuels reduction, water quality/riparian management/fish habitat, and recreation.
- Silver City Timber Company has prepared a FMP (Forest Management Plan) for the property.
- The FMP inventories the timber stand, and has established a management schedule for the property.
- The property is surrounded by private property.
- The property is located off of Toroda Creek Rd, approximately 9 miles Northeast of Wauconda.

Planner II Hubbard said neither the forester nor the proponent was present to answer questions.

She asked if there were any questions of Staff.

It was noted the noxious weed plan is in the conditions of approval however, it was requested a list of noxious weeds also be included in the plan

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 **Nolan OST 2013-06** to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Rawley seconded the motion. Motion passed.

Public Hearing Item #1

- ❖ **Okanogan County Comprehensive Plan – Final Draft dated May 16, 2013 & Okanogan County Land Use Designation Map - Draft**

Director Huston came forward to brief the Commission Members on the reason the Comprehensive Plan (Plan) and Comprehensive Plan Map (Map) Final Drafts were before them for review. He said by State law, if there are substantial changes to the Draft Plan, which there were, the Board of County Commissioners (BOCC) must remand the Plan back to the Planning Commission for one public hearing open to public comment. He said, at the end of the hearing, the Commission can make a recommendation of approval to the BOCC with a Resolution and include any changes they wish or they may wish to continue the hearing.

Director Huston reviewed the key changes in the new Draft:

- Land Use Map – substantial change in resource designation.
 - Early Plan showed resource lands as just public lands.
 - Upon legal review, this approach to designation would be challenged.

- Current designated area is blind to ownership
- Includes exclusionary criteria and leads to the rural designation along transportation corridors, public services, etc.
- Methow Valley More Complete Planning Area
 - Noted the Methow Review District is the same as it was
 - There is the Methow Valley More Complete Planning Area and Sub Area A.
- Noted city expansion areas are not up to date. New maps have been given to the Commission Members for Twisp, Brewster, Tonasket and Omak.
- Circulation Element replaced by the Transportation Element for simplification.
- Coordination Section is not required but BOCC feels this is critically important.

Director Huston stated the Commission Members were given all the comments that had been received since the mail out.

Chair Roberts opened the Public Testimony by reminding the attendees that they need to sign in and indicate if they wished to testify. He said he would:

- Call out the names from the sign in sheet,
- Each person testifying must state their name and place of residence
- Each person has five minutes to speak.
- The Commission Members will listen and incorporate the information into their deliberations.

Chair Roberts called the first person forward for testimony.

Nancy Soriano, residing in Tunk Valley, said the draft Plan does not protect the Tunk Valley. She said the Plan:

- Fails to meet State quality and quantity water requirements
- Fails to note water in the valley is over allocated
- Fails to designate resource lands in the Tunk Valley
- Fails to meet State and Federal requirements to protect endangered species.
- Erroneously designates Tunk Valley resource lands as rural.
- Fails to note there is no water available for additional development.
- Does not address compatible land uses.

Ruth Dight, residing at Bull Creek, said:

- The Plan does not show density.
- The Plan does not tell how to protect ground water.
- The County is not responding to the volume of water necessary.
- The County does not protect property rights, health, safety, and welfare of the citizens.
- The Department of Ecology (DOE) said there is not much more water to be allocated especially in the Lower Methow Valley.
- The water tables are susceptible to contamination.
- The recommendation of 15 -20 acre parcels should be established to keep water quality.
- Current zoning will deplete and pollute ground water.
- Growth should fit water quality and resources.

Jon Weiss residing in Brewster and President of the Okanogan Farm Bureau and representing the Coalition of Property Rights said he is speaking on behalf on both organizations. He said the organizations support the passage of the Plan as drafted to the BOCC including Chapter 7

regarding More Completely Planned Areas. He noted a few changes have been recommended:

- Pages 18, 21, and 23 - Strike language “required” regarding septic systems. There are no requirements for septic if there is a sewer system available.
- Page 36 Line 959-952 – Revise to include Shoreline Master Program and the Critical Areas Ordinance should be periodically reviewed to insure compliance with this Plan.
- Page 38 – Strike lines 1034 – 1035 as these documents do not exist in the Plan.

Maggie Coon residing in Twisp and speaking on behalf of the Methow Valley Citizens Council (MVCC) said that a comprehensive plan is like the foundation of a house and should support other documents. She said the current draft Plan does not lay a solid foundation because:

- Per the requirements of the Planning and Enabling Act, the Plan must identify standards of building densities. The draft Plan does not do that.
- A comprehensive plan is to provide for ground water and there is no policy for ground water in the Plan. She said understanding the impact of water is key to the Environmental Impact Statement (EIS).
- MVMCPA – She appreciates the work done on the Methow Valley More Complete Planning Area (MVMCPA) but the plan is not clear in the intent. She said a lot of the document mentions the Upper Methow Valley but does not acknowledge School District 350. She said the text is confusing. She said the MVMCPA should encompass all of School District 350 and not just the Upper Methow Valley. She said once there is a clear definition of the MVMCPA, it should encompass the entire watershed.

She noted MVCC submitted extensive comments.

John Crandal, residing at Bear Creek is not sure of the goals and intension of the Plan. He said for the Plan to be understandable:

- It should be specific to density.
- It should define terms better.
- The vision should protect clean water and promote wide use of water.
- Address the quality and quantity of water both for agriculture and drinking.
- Should include acknowledgement of the neighborhood groups in developing the Plan and address the input of the groups. He said it was unclear how this information was incorporated in the Plan, if at all.

Peter Morgan, residing Twisp, said the Planning and Enabling Act requires the provision to protect the quality and quantity of water. He said the Plan has only a very general reference and is overly vague. He said the Methow Watershed Council (MWC) cautioned against over allocation. He read parts of a MWC letter stating the Plan should be done only after reviewing the MWC information. Mr. Morgan reviewed the information on the various reaches in the Methow and noted the number of parcels which would not be able to be serviced with water.

Isabelle Spohn, residing in Twisp, expressed concern with Draft Environmental Impact Statement (DEIS). She said she supports the MVCC comments on both the Plan and the DEIS.

She explained how a DEIS should be done. Ms. Spohn said:

- The objectives of growth are not clearly identified in the DEIS, and it does not set forth the direction in which the County wished to grow.
- Alternatives are not identified.

- Alternatives should be emphasized.
- Alternatives under density are confusing.
- The relationship of alternatives to natural resources is not addressed.
- This section needs to be redone.
- It should explain how the County will protect against adverse uses.
- The Lower Valley advisory group produced volumes from public input and suggests creating groups to create a Plan for the whole valley.
- Impacts in the DEIS need to be reviewed and better addressed.
- Mitigations for potential, unavoidable impacts need to be addressed.
- There is no mention of having a clearing and grading ordinance.

Darlene Hajny residing in Okanogan and a member of the Okanogan County Farm Bureau and the Coalition for Property Rights said she supports Jon Wyss's comments and supports the changes recommended. She said she encourages the Planning Commission to approve the Draft Plan and pass it on to the BOCC.

Chair Roberts asked if anyone else would like to come forward to testify. No one came forward. Chair Roberts closed the public testimony portion of the hearing.

Chair Roberts noted there was an extensive amount of comment delivered to the Planning Commission this evening. He asked Director Huston if written comments can have a cut off so the Planning Commission would have time to review the material.

Director Huston explained comments can be sent to the Planning Commission until the Planning Commission sends the Plan to the BOCC. The Planning Commission can set a deadline date but the comments coming in after that date will go into a packet to be forwarded to the BOCC. He said if the Planning Commission wants a deadline date for comment, it should be established by motion and vote.

Commissioner Rawley made the motion that the Planning Commission would not look at any comments received after the close of business July 11, 2013. Anything received after the close of business July 11, 2013 will be kept by the Planning Staff in a separate folder.

Motion died for lack of a second.

He asked if the Planning Commission wanted to incorporate the updated maps into the Draft Comprehensive Plan Land Use Map.

Vice Chair Dart made the motion to incorporate the updated city expansion areas maps for the cities of Brewster, Omak, Twisp and Tonasket into the Draft Comprehensive Plan Land use Map. Commission Member Porter seconded the motion.

After discussion amongst the Planning Commission Members, Chair Roberts called for a roll call vote:

- Commission Member Porter - No
- Commission Member Rawley - No
- Vice Chair Dart - Yes
- Commission Member Miller - No

Motion failed.

Director Huston asked the Planning Commission to read through the Findings of Fact through the course of their deliberation and send him their individual thoughts prior to the next regularly scheduled meeting on July 22, 2013. He reminded them that the Findings of Fact should support the Conclusions of Law. He cautioned the Members to do this independently and not discuss their thoughts amongst each other.

Chair Robert said he would entertain motion to continue the public hearing for further deliberations.

Commission Member Rawley made the motion to continue deliberations on the Final Draft of the Amended Okanogan County Comprehensive Plan, Final Draft of the Comprehensive Plan Land Use Designation Map and the Draft Environmental Impact Statement to the next regularly scheduled meeting on July 22, 2013 at 7:00 pm in the Commissioners Hearing Room. There will be no verbal testimony. Written comments will be accepted. Vice Chair Dart seconded the motion. Motion passed.

Old Business

There was none

New Business

There was none

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

Adjourn

Chair Roberts adjourned the meeting at 8:24 p.m.

SUMMARY OF MOTIONS

Vice Chair Dart moved to approve the June 24, 2013 Planning Commission Meeting Agenda. Commission Member Rawley seconded the motion. Motion passed.

Vice Chari Dart moved to approve the May 20, 2013 Planning Commission Meeting Minutes. Commission Member Rawley seconded the motion. Motion passed.

Vice Chair Dart moved to recommend approval of the tax classification application as Open Space Timber for Nolan OST 2013-06 to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Rawley seconded the motion. Motion passed.

Vice Chair Dart made the motion to incorporate the updated city expansion areas maps for the cities of Brewster, Omak, Twisp and Tonasket into the Draft Comprehensive Plan Land use Map. Commission Member Porter seconded the motion. Motion failed.

Commission Member Rawley made the motion to continue deliberations on the Final Draft of the Amended Okanogan County Comprehensive Plan, Final Draft of the Comprehensive Plan Land Use Designation Map and the Draft Environmental Impact Statement to the next regularly scheduled meeting on July 22, 2013 at 7:00 pm in the Commissioners Hearing Room. There will be no verbal testimony. Written comments will be accepted. Vice Chair Dart seconded the motion. Motion passed.

Prepared by Sharon McKenzie
Administrative Secretary