



OKANOGAN COUNTY
OFFICE OF PLANNING AND DEVELOPMENT

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**Planning Commission
Meeting Minutes**

A meeting of the Okanogan County Regional Planning Commission was held on Monday, September 24, 2012 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 Dart, Commission Member Tim Woolsey, Commission Member Mark Miller, and Commission Member Tamara Porter.

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

APPLICANTS OR THEIR REPRESENTATIVES:

OTHERS IN ATTENDANCE:

Chair Roberts called the meeting to order at 7:06 pm.

Approval of September 24, 2012 Agenda

Vice Chair Dart moved to approve the September 24, 2012 Planning Commission Meeting Agenda. Commission Member Porter seconded the motion. Motion passed.

Approval of August 27, 2012 Meeting Minutes

Vice Chair Dart moved to approve the August 27, 2011 Planning Commission Meeting Minutes as presented. Commission Member Porter seconded the motion. Motion passed.

Public Hearing Item #1

• **Vail OST 2012-05**

Chair Roberts requested the summary report on the **Vail OST 2012-05**. Natural Resource Planner II Angela Hubbard requested the Staff Report be placed into the record. Natural Resource Planner II Hubbard explained:

- the applicant is applying for a transfer from Designated Forest to Open Space Timber on 18.5 timberland acres.
- the goal of the applicant is to manage the timber for optimum health and sustainable yield.
- James R.G. Vernon, professional forester, has prepared a FMP (Forest Management Plan) for this property in July 25, 2012.

- the FMP inventories the timber stand, soil and has established a management schedule for the property.
- the property is surrounded by public and private property and is located approximately 13 miles southeast of Tonasket, WA.

Planner II Hubbard said the applicant is present to answer any questions.

Commission Members had no questions for Staff.

Chair Roberts requested the applicant come forward to address questions from the Commission Members.

Evan Vail, residing in Oroville, said he had no comments. Answering questions from the Commission Members, he said the photos presented in the Staff Report are representative of the property. He said the property had been logged 28 years ago.

Planner II Hubbard noted on the first page of the Forest Management Plan, 1 ½ acres of Mr. Vail's property was designated as non-productive ground thus the reason for the change of designation.

Chair Roberts asked if there were any other questions from the Board. 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, Chair Roberts said he would entertain a motion.

Vice Chair Dart moved to recommend approval of the **Vail OST 2012-05** to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Woolsey seconded the motion. Motion passed.

Public Hearing Item #2

- **Graf OST 2012-06**

Chair Roberts requested the summary report on the **Graf OST 2012-06**. Natural Resource Planner II Angela Hubbard requested the Staff Report be placed into the record. Natural Resource Planner II Hubbard explained:

- the applicant is applying for a transfer from Designated Forest to Open Space Timber on 19 timberland acres.
- the goal of the applicant is to manage the timber for optimum health and sustainable yield.
- The Applicant, Paul Graf, has prepared a FMP (Forest Management Plan) for this property in July 25, 2012.
- the FMP inventories the timber stand and has established a management schedule for the property.
- the property is surrounded by private property and is located approximately 6 miles south of Chesaw, WA.

Planner II Hubbard said the applicant is present to answer any questions.

Commission Members had no questions for Staff.

Chair Roberts requested the applicant come forward to address questions from the Commission Members.

Paul Graf, residing in Oroville, stated he has been working for the last four years to clean up the property due to bug kill. He said he built a residence on the property and that was the reason for the change in designation. He said he is planning to finish the clean-up in two years. He noted there is still a problem with bug kill. He said he may have to bring all the diseased trees down and clean up later. Mr. Graf said grazing occurring all around his property but his property has been fenced.

Chair Roberts asked if there were any other questions from the Board. 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, Chair Roberts said he would entertain a motion.

Vice Chair Dart moved to recommend approval of the **Graf OST 2012-06** to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Porter seconded the motion. Motion passed.

Public Hearing #3

- **Deliberations on the Okanogan County Critical Area Ordinance – Continuance**

Director Huston opened the discussion explaining Natural Resource Planner II Angela Hubbard would go through the instruction list from last meeting. He said the Critical Area Ordinance (CAO) maps were available for review noting the maps were the same as those last presented to the Planning Commission. He said Planner II Hubbard had prepared the draft Resolution which will be a narrative of events leading up to the Planning Commission's decision.

Planner II Hubbard went through the changes requested to the draft:

- Page 19 –
 - Item B - deleted reference to Public Agency. Added operation, maintenance and repair section.
 - Item D - added reference to recreation, education and scientific research clause.
 - Item E – added tree removal clause.
 - Item F – added forest practices and State law reference.
- Page 29 – deleted reference to agriculture and accessory structures.
 - Commission Member Woolsey made the motion to strike “Structure exempt from Building Permit or” from last sentence. Commission Member Dart seconded the motion. Chair Roberts voted in favor to break the tie vote. Motion passed.
- Page 63 –
 - Item 4 – Removed agricultural reference.
 - Item 10 –
 - Added “and/or legal non-conforming”
 - Deleted “within a buffer zone.”
 - Added “further encroach on the buffer and”

Planner II Hubbard said these modifications created better language and a policy of no further encroachment. She noted this is more consistent with Title 17 and the Shoreline Master Program.

- Page 67 – Deleted agricultural references.
- Page 70 - Deleted agricultural references.

It was noted all reference to agricultural activities were deleted from the Draft CAO as they will be addressed through the Volunteer Stewardship Program when it is funded by the legislature.

Planner II Hubbard presented the list of major changes to the CAO:

- Adoption of maps relating to CAO
- Updating water type system consistent with the WAC
- Incorporating floodplain management into the CAO
- Administration section
- Adding Channel Migration Zones to Geologically Hazardous Areas
- Revising riparian habitat protection allowing greater flexibility.
- Revising definitions for consistency with WAC, RCW and Okanogan County Code.
- Update wetland regulations for consistency with SMP.
- Removal of fencing standards within Fish and Wildlife section.
- Linking habitat section to Open Space tax program, public benefit rating system and Cluster Subdivision performance based rating system.
- Revised exemptions.

Director Huston noted three major highlights which are not in current CAO:

- Permits have a trigger.
- Channel migration zone (CMZ) placed in the CAO and not in the SMP noting placing the CMZ in the CAO gives the County more control of the regulation.
- Placing flood management in the CAO gives the public one place to go to rather than having to go to several different locations.

Director Huston went over the draft Resolution presented to the Planning Commission explaining the Findings of Fact being the Critical Path of the process and the Conclusions of Law. He said Staff will be prepared to discuss the Final Draft of the CAO and the Draft Resolution at the next meeting. Staff will be set up to make any changes at the next meeting for Planning Commission action. He said Staff will mail the Final Draft of the CAO and Draft Resolution to the Planning Commission Members in the next few days for their review and comment.

Director Huston said the Comprehensive Plan in may be presented to the Planning Commission at the November meeting but the hearing will not occur until January. He noted there are no inconsistencies in the CAO with the Draft Comprehensive Plan and there should be no reason to hold up the CAO because of the Comprehensive Plan.

Commission Member Miller made the motion to continue deliberations on the Critical Areas Ordinance to consider the final Draft of the Okanogan County Critical Areas Ordinance and Resolution at the next regularly scheduled meeting on October 22, 2012 at 7:00 pm in the Commissioners Hearing Room. This meeting will not be open to public testimony. Planning Commission Member Woolsey seconded the motion. Motion passed.

Old Business

No new business

New Business

Vice Chair Dart made the motion to have the regular November and December meetings re-scheduled to a Special Meeting Monday, December 3, 2012 at 7:00 pm in the Commissioners Hearing Room. Commission Member Tim Woolsey seconded the motion. Motion passed.

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

Chair Roberts adjourned the meeting at 8:45 p.m.

Summary of Motions

Vice Chair Dart moved to approve the September 24, 2012 Planning Commission Meeting Agenda. Commission Member Porter seconded the motion. Motion passed.

Vice Chair Dart moved to approve the August 27, 2011 Planning Commission Meeting Minutes as presented. Commission Member Porter seconded the motion. Motion passed.

Vice Chair Dart moved to recommend approval of the Vail OST 2012-05 to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Woolsey seconded the motion. Motion passed.

Vice Chair Dart moved to recommend approval of the Graf OST 2012-06 to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Porter seconded the motion. Motion passed.

Commission Member Woolsey made the motion to strike "Structure exempt from Building Permit or" from last sentence. Commission Member Dart seconded the motion. Chair Roberts voted in favor to break the tie vote. Motion passed.

Commission Member Miller made the motion to continue deliberations on the Critical Areas Ordinance to consider the final Draft of the Okanogan County Critical Areas Ordinance and Resolution at the next regularly scheduled meeting on October 22, 2012 at 7:00 pm in the Commissioners Hearing Room. This meeting will not be open to public testimony. Planning Commission Member Woolsey seconded the motion. Motion passed.

Vice Chair Dart made the motion to have the regular November and December meetings re-scheduled to Special Meeting, Monday, December 3, 2012 at 7:00 pm in the Commissioners Hearing Room. Commission Member Tim Woolsey seconded the motion. Motion passed.

Prepared by Sharon McKenzie
Administrative Secretary