



## Planning Commission Meeting Minutes

1 A regular meeting of the Okanogan County Planning Commission was held **August 22<sup>nd</sup>, 2022 at**  
2 **7:00 PM.** The meeting was held in the Commissioners Hearing Room, 123 5<sup>th</sup> Ave. N., Okanogan,  
3 Washington and via WebEx.

4 **PLANNING COMMISSION MEMBERS** present included: Dave Schulz, Salley Bull, Verlene  
5 Hughes, Phil Dart, George Thornton John Crandall, Rocky Robbins, Pete Palmer

6 **OKANOGAN COUNTY STAFF MEMBERS** present included: Director of Planning Pete Palmer,  
7 Rocky Robbins Planner II, Liz Serrao Planner I

8 **OTHERS IN ATTENDANCE via Phone/WebEx: Approval of Agenda:** Dave moved to approve,  
9 Verlene seconded, all approved.

10 **Approval of Minutes 6.27.2022:** Phil moved to approve, Salley seconded, all approved.

### 11 **New Business:**

12 George states new business is public hearing, asked Director Pete Palmer for introduction.  
13 Pete states that this is an amendment to Okanogan county code 17a.290 for Cannabis operation,  
14 also worked up new density provision in code. There was changes to annual registration fee,  
15 fencing regulation and lighting was currently in code just has been simplified. Pete mentions that  
16 they have met with all the existing grow operations also a little over 80 applicants. This change  
17 requires a CUP (conditional use permit) for any marijuana operation within Okanogan County, so it  
18 could be used for site plan to show exactly how many pens instead of permitting a whole parcel it  
19 will be permitted on the number of pens to see what legally fits in the density provision of parcel.  
20 Annual fee is \$500 a year.

21 Dave asked financial questions about how much the planning department receives. Pete explained  
22 that we would have to go over the expenditure report, she also mentioned that all that is required  
23 from the pot farmers is a site analysis that cost \$97 that's what the Planning department is bringing  
24 in for permit fees.

25 Pete expressed that the farms has an impact in our county supporting small local business for  
26 buying supplies.

27 Pete also explained the struggle of legalizing and cost for the pot farms and she does not see a big  
28 boom coming in the near future she sees more lost than gain.

29 Any comments:

30 There are no comments for code or SEPA check list.

31 Recommendation of the planning department.

32 A. Direct staff to include the revisions suggested by the Okanogan County Chief Civil  
33 Deputy Prosecutor, Esther Milner which are not substantial revisions but rather  
34 corrections or grammatical.

35 B. Implementation of an Annual Registration for all Cannabis operations in Okanogan

36 County of \$500.00 per operation site.  
37 C. Direct staff to correct the color/text error in the Rural 1 (R1) designation on the District  
38 Use Chart which should have been labeled to allow operations under a conditional use  
39 permit if the parcel meets the 5acre minimum.

40 George asked if there was any more comments?, with no further comments or questions.

41 Motion to close public hearing Phil moves to accept A,B,C for planning recommendations, Salley  
42 seconded.

43

44 **Old Business:**

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46 Pete talks about zoning map error correction, density provisions and explains information  
47 about the current moratorium that's in place. Pete also explained about the packet that  
48 was handed out in the beginning of the meeting.

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50 ➤ Verlene motioned to adjourn, Phil seconded

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54 **Adjourn: 7:42 PM**

55 ➤ **Next meeting: 9/26/2022**

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**SUMMARY OF MOTIONS**

57

58 Prepared by Liz Serrao

59 Planner I