



Planning Commission Meeting Minutes

1 A special meeting of the Okanogan County Planning Commission was held **January 23rd, 2023,**
2 **at 6:00 PM.** The meeting was held in the Commissioners Hearing Room, 123 5th Ave. N.,
3 Okanogan, Washington and via WebEx.

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

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

8 **OTHERS IN ATTENDANCE via Phone/WebEx/In Person:** Cheryl Curtis, Robert Eubanks, Nancy
9 Eubank **Via Zoom** Chad Stansbury & Isabelle Spohn

10 **Approval of Agenda:** Director Pete Palmer has and addition to the agenda, Membership terms
11 are expiring next month February 2023 it will be New Business. George asked if there were any
12 other items that needed to be added or modifications to the agenda, with nothing else added, Dave
13 moved to accept the agenda and John seconded. All approved

14 **Approval of Minutes 12/19/2022:** Verlene, opposed line 17: her name and motion were not listed
15 on the minutes. Phil mentioned his absents at the last month's PC meeting but, noted that Albert
16 voted to break the tie and approve the minutes and he believes that it should have been noted in
17 the minutes. George asked if there was a motion to approve the minutes with those corrections.
18 Phil mentioned his concerns when it comes to the minutes and how there was a lot more to the
19 meeting then there were on the minutes.? George stated that official meetings and minutes are
20 submission of decisions and major votes. George also said if someone wants the minutes word
21 for word they would need a transcript or go back and refer to the recorded video to get all details of
22 the meeting. Pete explained the outcome of the discussion from last month's meeting concerning
23 the minutes, explaining that the minutes are kept to attendance and action items that were made.
24 She also explained that if the public wanted to hear the discussion they have access to the
25 recording. John mentioned that he was unaware of the decision that was made about the context
26 in the minutes, he would rather have the minutes inclusive so people don't have to refer back to
27 the recorded video. John believes that the minutes should be available to the public and minutes
28 should be detailed about discussions. Verlene agrees with John on what he stated, Verlene stated
29 that the minutes are documents we want to keep close to conveying what is going on in the
30 minutes. Salley asked if minutes are published, Pete confirmed that it was not, John questioned
31 why they are not being published. Pete explained that all meeting are recorded and available to
32 the public. Phil is concerned on the time it would take to view the recorded video of the meetings
33 versus reading detailed minutes on paper. George asked if there was a motion. Phil stated he
34 needed to think on it and is not informed enough to decide. George explained in order to have a
35 real discussion there needs to be and order on the floor. With that being said John moved to
36 approve minutes from 12/19/22 with additions. Verlene seconded. All approved.

37 **New business: Membership Exp. Terms**- Director Pete Palmer explained that there are two
38 membership terms that are expiring at the end of February 2023 which are George Thornton and
39 John Crandall. Pete discussed with the BOCC this morning they are advertising the positions not
40 necessarily to replace anybody but to keep it open for public interest. Pete encourages both
41 members to express their interest. Liz will send out the advertisement via email when available.
42 Verlene asked if the chronicle is still the legal paper, Pete stated that it is now the Gazette.
43

44 **Public Hearing Tunk Rezone R160:** Pete introduced the topic at hand and added on record
45 that there was an error in the notice that was sent out. The notice met all requirements as far as
46 the Tunk Rezone goes, but there was an addition in a couple of sentences where it referred to the
47 zoning map error correction. Pete stated that the mapping error will not be the topic of this hearing
48 as it was approved at the Public Hearing on Oct 24th 2022.
49

50 Pete explained that there was a public hearing previously for R20 which failed and we are now
51 proposing R160. The new proposal is included in the new staff report that was sent out to the PC
52 members explaining the new code and what will change on the district use chart.

53 The planning department received 4 written comments on the proposal. Comments are received
54 from Nancy Soriano, Isabelle Spohn, Joann Stansburry & Gina McCoy.

55 Pete briefly summarized the comments that were received.

56 Gina McCoy feel that the planning department is not doing enough and all future developments
57 should not be allowed. Because of the lack of water that has been shown through the studies
58 that's been reviewed.

59 Nancy Soriano & Isabelle Spon is in favor of the rezone.

60 Joanne Stansburry is opposed to the rezone.

61 Pete presents the rezoning maps and explains what the colors on the maps represents.

62 On the first map the dark and light green are current zoning for Tunk, light green is R5 zone and
63 dark green R20 zone. The Orange outline is the proposal for the areas that are going to be
64 affected by the rezone.

65 On the second map it shows the properties that are outline in red are properties that are over 160
66 acres. On the 3rd map it gives a little bit more information on the owners and the acres that are
67 included with those parcels.

68 The green marks are information that was taken from Department of Ecology to show where the
69 stock water rights are located. The orange is the irrigation water right, and pink are domestic water
70 rights which could support subdivisions in that area.

71 Director Pete Palmer reads her staff report- *"Sepa checklist was published on December 28th &*
72 *29th and the public hearing was advertised, the R160 designation would only allowed for 28 new*
73 *parcels to be created through sub-division which eliminates 703 parcels from being further sub-*
74 *divided and leaves 14 parcels that could further be sub-divided. Pete stated that the planning*
75 *department recommends that the planning commission can conclude the public hearing on Jan 23*
76 *2023 and transmit the records to the BOCC with the following recommendation. To rezone the*
77 *upper and lower Tunk basin and Tamarrack spring Basin to R160 zone designation, including to*
78 *update Title 17A the Okanogan County official zone map and the district use chart to reflect the*
79 *rezone and allowable uses, all notice requirements have been met to this code amendment*
80 *proposal including SEPA all comments are attached to the staff report."*

81 George opens public comment at 6:26 pm with a 3-minute time limit, there are 3 people in
82 the audience and 2 via zoom.

83 *First speaker is Sheryl Curtis, she introduces herself and states address. She does not*
84 *agree with the fact that she is a tax payer and a land owner but doesn't have the right to*
85 *subdivide her property. Sheryl also express the confusion on what the Planning*
86 *Department is trying to accomplish in Tunk. Sheryl has lived there since 1990 and her*

87 *creek never went dry, the creek may go low but never dry. She states that she is*
88 *responsible enough to store water with her two 15-gallon tanks that she stores for fire*
89 *suppression. She fills her tanks in the early part of the year when the creeks are running.*
90 *Sheryl Stated that she has enough water given to her by deed to irrigate 6 acres she*
91 *doesn't run the creek dry or take water from the water holders. She feels that the R160 will*
92 *prohibit her from sub-diving her land and lessening the value of her property.*

93 Second Speaker is Robert Eubanks, he spoke on behalf of his wife Nancy Eubanks. He
94 stated that they lives on the waterfront and has to notify the neighbors anytime he and his
95 wife develop. He feels that the R160 is going to prohibit him from future sub dividing his
96 property and lessen the value of this property. He said he needs to do more research and
97 is here on Sheryl behalf.

98 Third Speaker is Dave Schulz, for the record he is excusing himself as a member of the
99 planning commissioner and stepping down as a citizen of Okanogan county. Dave hands
100 out a summary of his speech. He explains his pass experience speaking at different
101 places including the U.S Congress. He expressed how he is not happy with what we are
102 doing in the county and explains why. He stated that one of the issues is who owns the
103 water, he then explained from previous experience that the U.S government owns the
104 water that they gave before statehood. Dave said we need to talk more about banking
105 water, and to not give our water rights away keep the water in the county for
106 environmental reasons and economic generator. Dave owns a number of wells behind
107 hanks market in Twisp. MVID takes water out of those wells because he has a surplus of
108 water. He closes his speech with this saying "we learn from history we learn nothing"

109 First caller via Zoom is Isabelle Spohn she supports the R160 and the proposed uses in
110 the District Use Chart and encourages people to have a look at it. She feels that the R640
111 would be better. She recommends that the basin be closed. Isabelle wants a process for
112 legal storage of domestic water and feels it needs to start with a study process.

113 Second caller via zoom is Chad Stansbury, he is concerned with the current small acreage
114 parcels being allowed to drill wells, impacting properties down-stream. He feels that the
115 R160 will impact his ability to divide his land for future generation use and it lessens his
116 land value.

117 Public comment is closed at 6:55pm

118 George stated that the Planning Commission will have to decide on the R160 and forward
119 the decision to the County Commissioners.

120 The board discussed changes and additions to the district use chart including CUP for
121 cannabis, both indoor and outdoor, and processing facilities, gravel pits and quarries 3
122 acres or less and 3 acres or larger, mini storage and shooting ranges. Permitted uses
123 included fruit, vegetable stands and dairy product stands.

124 Phil moved to adopt amended description for CUP to include cannabis, both indoor and
125 outdoor, and processing facilities, gravel pits and quarries 3 acres or less and 3 acres or
126 larger, mini storage and shooting ranges and Permitted uses included fruit, vegetable
127 stands and dairy product stands in the District use chart for R160 and Verlene seconded.

128
129 Salley moved to recommend that the BOCC adopts the proposed R160 zone code change
130 for the Tunk and Tamarack Basins with proposed amendments, Verlene seconded.

131 Dave wants to make a recommendation to the commissioners to look into new
132 underground water storage systems and purchasing of water.

133 There was discussion about making a motion to recommend the BOCC to have a
134 discussion with the DOE about closing the basin to new wells and to include Dave's
135 recommendation about the water banking.

136
137 George called for a vote on the R160 recommendations to the BOCC, all approved,
138 motion passes

139 Phil makes a motion to recommend that the BOCC engage in discussion with DOE to
140 close the basin, and for the BOCC to start researching new underground storage system,
141 Dave seconded.

142 Salley amended the motion previously made and wanted to delete the second half of the
143 motion. She feels that its two different subjects and said that the Planning Commissioners
144 should be doing the research and not the BOCC. John Seconded the amendment

145 George called for a vote on the Salley's motion to amend the original motion. Phil
146 opposed, Dave abstained, with three approved motion to amend passes.

147 George called for a vote on the recommendation for the BOCC to have a discussion with
148 DOE to close the basin. All approved, motion passes

149

150

151 **ADJOURN** John moved to adjourn 7:42 Verlene seconded.

152

153 ➤ **Next meeting: 2/27/23**

154

155

SUMMARY OF MOTIONS

156 Dave moved to accept the agenda and John seconded. All approved

157 John moved to approve minutes from 12/19/22 with additions. Verlene seconded. All
158 approved

159 Phil moved to adopt amended description for CUP to include cannabis, both indoor and
160 outdoor, and processing facilities, gravel pits and quarries 3 acres or less and 3 acres or
161 larger, mini storage and shooting ranges and Permitted uses included fruit, vegetable
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173 motion. She feels that its two different subjects and said that the Planning Commissioners
174 should be doing the research and not the BOCC. John Seconded the amendment Phil

175 opposed, Dave abstained, with three approved motion to amend passes.
176
177 George called for a vote on the recommendation for the BOCC to have a discussion with
178 DOE to close the basin. All approved, motion passes

179

180 Prepared by
181 Liz Serrao
182 Planner I
183