



## Planning Commission Meeting Minutes

1 A regular meeting of the Okanogan County Planning Commission was held **October 24, 2022, at**  
2 **6:00 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, Albert Roberts

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

8 **OTHERS IN ATTENDANCE via Phone/WebEx:** Chris Johnson

9 **Approval of Agenda:** Dave Schulz, Verlene Hughes seconded all approved

10 **Approval of Minutes 9.26.22:** Dave Schulz, Salley Bull seconded all approved.

11 Dave wants paragraphs between subject changes.

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13 **Public Hearing:** mapping error,

14 Director Pete Palmer presented staff report, she explains that Chris Johnson agrees to the  
15 staff report. Planning dept discovered a mapping error that occurred in 2019 which  
16 effected 11 properties along Highway 20, they are proposing to correct the mapping error.

17 Albert Roberts opens public hearing giving Chris Johnson 5 minutes to speak.

18 Chris Johnson states that he did turn in a letter that he appreciates that the Department in  
19 identifying and correcting the mapping error that does affect their property.

20 Albert closes public comment at 6:08

21 Dave Schulz expresses that he cannot figure out how to read the map that was provided.

22 He then is explaining a lot of location that he cannot find or understand. Chris Johnson  
23 then explains certain areas on map to Dave Schulz so he can better understand.

24 Rocky Robbins ask Chris Johnson for his address so she can pull it up on the screen to  
25 show Dave Schulz.

26 Chris Johnson states 18883 Highway 20.

27 Dave Schulz motioned to adopt the proposed revision to correct the error discovered in the  
28 Okanogan zoning map returning the 11 properties back to Rural Residential.

29 Verlene Hughes seconds that.

30 Albert Robert Motion has been made and seconded. All approved.

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33 **Old Business: Tunk** Basin (final) discussion

34 Director Pete Palmer explained the chart she created with exact number that planning  
35 commissioner John Crandall had requested. She went on to explain that there was a total  
36 of 845. 178 of those have wells on them. 163 of them are developed. 682 are not  
37 developed at all. Of the total parcels 109 of them are over 40 acres, 46 are over 80 acres,  
38 39 are over 100, 47 of them are in conservation easement. Of the parcels that are under  
39 100 acres total there are 717 of those that are in the R5 zoning. 136 of those parcels can't  
40 be subdivided. She states that is leaving 581 remaining parcels that can create 2675 new  
41 parcels at 5 acres each if they were to go with R5. If the parcels in R5, 717 parcels, under  
42 100 acres were rezoned to R20, 566 parcels could not be further subdivided, 151 parcels  
43 could create 220 new parcels at 20 acres each. Planning commissioners discuss water  
44 and parcel information in the Tunk basin zone. Albert wants to know if we can petition  
45 DOE to close basin or inform us when a new well being drilled and if there is adequate  
46 water. Pete states we are moving towards that already with the river tracker. She states  
47 possibly close the basins that don't have enough water. Prove they have clean drinking  
48 water with a water test.

49 George discusses his concerns about stealing from the common good, gradual depletion  
50 of the area. Pete started that there are a lot of people living off grid. She also explains that  
51 we don't have a strong code enforcement and we are working with the prosecutor.  
52 Commissioner are expressing their concerns about our code enforcement. Pete is working  
53 on getting it more organized and is talking with commissioners. And bringing law  
54 enforcement in it. We are a complaint driven county we cannot enforce without a  
55 complaint. Code enforcement officers is really needed in Okanogan County. Pete stated  
56 that we are working on it. Dart states if you succeed in what you are trying to do it will be a  
57 great day in Okanogan County. Pete Palmer states what she is recommending is rezoning  
58 to R20, according to what ark view is telling us.

59 George Thornton motioned to move Tunk to R20.

60 Sally Bull seconded it.

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63 **Motion of discussion:**

64 Phil Dart asks what is the boundary of this R20 going to be? Is it going to be just water  
65 basin or where is it going to? Pete Palmer states that were already in the map that she  
66 sent out.

67 Commissioners talk about boundaries and what this would include and what would not be  
68 included.

69 George Motion would like to move to recommend the Commissioners to ask the DOE to  
70 examine the fees' ability of closing the Tunk basin of future wells. Dave seconds motion.  
71 Motion carries.

72 Phil Dart asks what our counties legal standing for cisterns is. Pete states there is not a  
73 regulation on the books that allows a cistern. Phil states there are several areas that are  
74 closed basins, he is concerned that would make someone then sit in there illegally. Pete  
75 states the Health Dept reports to the Board of Health.

76 Discussion is closed and Pete Palmer is preparing her recommendation to state to rezone  
77 to R20.

78 Phil Dart asked if Pete would make a recommendation to the Commissioners to allow  
79 cisterns.

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**Old Business: zone code update**

Pete states that she has an approved contract with Oneza for the zone code update. Pete has a meeting with them on November 1<sup>st</sup>. Including discussions with the Yakima Nation, Methow Review District, Code enforcement, Monthly rentals. Advisory committee, Mazama sub-unit. Sub-unit C&B not enough applicant.

**New Business SMP (shoreline master plan)**

Pete discuss agenda stating we hired Highlands and Associates to do the shoreline master plan update that we are required to do every 5 years, to make sure we are current and in compliance with the states SMP. There are 3 meetings scheduled with the planning commission starting in the fall, then two winter meetings following that then in Spring would be the public hearing and public comment.

**Code enforcement on shoreline.**

Dave asked if there has been any enforcement on the shoreline master plan. Pete states that Rocky is working on an active one right now and stated that she has been pulling in Department of Ecology and doing dual enforcement. There is one right now on the Twisp River Road.

**All hazard mitigation plan.**

**George moves to adjourn, PHIL SECONDED**

**ADJOURN I 7:17PM**

- **Next meeting: Nov.28.2022 (public hearing) Tunk Rezone**

**SUMMARY OF MOTIONS**