



Planning Commission Meeting Minutes

1 A **Special** meeting of the Okanogan County Planning Commission was held **December 11th, 2023**,
2 **at 6:00 PM**. The meeting was held in the Commissioners Hearing Room, 123 5th Ave. N.,
3 Okanogan, Washington offering both in person attendance and a hybrid zoom option.

4 **PLANNING COMMISSION MEMBERS** present included: Salley Bull, Verlene Hughes, Phil Dart,
5 John Crandall, Dave Schultz, Charlayne Knapp

6 **OKANOGAN COUNTY STAFF MEMBERS** present included: Director of Planning Pete Palmer,
7 Rocky Robbins Planner III, Madelyne Hilts Administrative Secretary

8 **OTHERS IN ATTENDANCE via Phone/WebEx/In Person:** Elijah Johnson (via zoom), Susan
9 Woodworth (via zoom)

10 **Approval of Agenda:** Phil seconds and Dave move all approved

11 **Approval of Minutes:** 06/26/2023 & 10/23/23 Phil motions to approve. Salley seconds, all
12 approve.
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14 **New Business:**

- 15 • Reorganization of Planning Commission
16 Pete starts the meeting and discussing the agenda items. Verlene discusses the need to
17 reorganize the board. Phil starts with a vote for Verlene. Salley votes for herself, Dave
18 seconds. All approved. Salley gets the vote for temporary chairman.
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- 21 • Zone Code- work session
22 Pete starts with the changes of the code and says we should start off with going page by
23 page. Phil asks about some changes and Pete starts with saying to start in the beginning.
24 Pete talks about the code will have a title change. She states that special uses are missing.
25 The general provisions nothing much was changed just that they were moved around in the
26 section. Dave asks if we are going to go through page by page because it would take
27 plenty of time. Pete is just trying to keep everyone in the loop on all the changes and why
28 they are going to go page by page. The Dec 21 the zone code will be out for public
29 comment. Dave asked if there are any legal concerns that Pete may have, she states she
30 doesn't have any concerns. Pete continues to tell the group that this meeting is for a work
31 session. The water availability has been changed and she states what all was changed.
32 The R1 was changed to R2. No changes in agriculture. Airport development had some
33 changes and they discussed some of the changes. The special provisions were removed
34 from the MRD. Rural residential no changes. Low density also no changes. Planned
35 development it mentioned page 93 D references water availability. Pete states that they
36 added the hearing examiner for references. District use chart big change was crypto and

37 energy facilities, wind and solar energy. Phil states that there is an operation of crypto
38 currency in Twisp, Pete states that the planning department has not permitted any of those
39 operations. Page 119 they added in parking. Page 120 is geared towards the PUD and
40 electric company. Page 126, Temporary use permits changes on helping staff. Talking
41 about yard sales and rummage rooms. Correction on 134 there was a typo 17-230.080.
42 Special uses 255 the entire section is brand new. Covers crypto currency, charging
43 facilities. Pete states that the planning department had no part of the zone code update.
44 Home occupations, Pete have felt that some have been deemed as conditional uses. Dave
45 asks if there is a definition in place for these home occupations. Pete reads the definition to
46 the board. John asks if it is a condition use, Pete states that it will be a permitted use. John
47 asks if the board will get an updated version of the district use chart. Phil discusses that we
48 need to regulate the airports. John asks about enforcements and Pete states that there will
49 be its own chapter. Pete states that the zone code will reference it. John states that the
50 only major changes in the zone code is the water availability. Pete agrees with John. Last
51 thing Pete shares some dates for the zone code. She states that Maddie will email out a
52 copy of the dates she discusses to the PC members. Pete comments that once she
53 receives the final copy of the zone code update, she will get a copy to everyone with all the
54 changes.

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60 John moved to adjourn, Sally seconded, all approved

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63 **ADJOURN:** 7:00 PM

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66 ➤ **Next meeting:** Jan. 29th, 2023 @6PM

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SUMMARY OF MOTIONS

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72 Prepared by:

73 Madelyne Hilts

74 Administrative Secretary