



Planning Commission Meeting Minutes

1 A special meeting of the Okanogan County Planning Commission was held **December 19, 2022,**
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, Albert Roberts, Verlene Hughes

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

8 **OTHERS IN ATTENDANCE via Phone/WebEx/In Person:**

9 **Approval of Agenda:** Stands as written

10 **Approval of Minutes 11/28/2022:** George moved to approve, Salley seconded, Dave stated that
11 the motion made by Phil Dart was incorrectly captured. John said that the minutes are not
12 complete because details about the discussion were not included in the minutes. Pete explained
13 that the minutes are not transcripts and are only to capture the intent. The group discussed what
14 they feel should be included in the minutes. Salley feels that they are too detailed. Dave really
15 wants the public to understand that the motion made in the last meeting was because they
16 believed that the moratorium was set to expire in December. Albert explained what the state
17 expects in the minutes. The board voted on the motion George and Salley approve, Dave oppose,
18 John abstained. Motion passed

19
20 **Old Business: Tunk Rezone:** Pete recapped the last meeting and gave an update on
21 what the BOCC wants to see. She gave updated numbers regarding the potential
22 development if minimum acreage was 160 acres. She presented maps to show what
23 parcels have water rights and the current sizes of the parcels. She presents the proposed
24 new zone R160 and explained what information helped create it. George wants to find
25 ways to increase the amount of ground water recharge and wants to make sure that the
26 new code would not discourage possible activities for that.

27
28 The Board talked about code compliance and violations and the possibility of a civil fine for
29 violators that do not come into compliance in a timely manner. Pete explained the current
30 status and what the department is hoping for.

31
32 George moved to recommend the Rural 160 designation to the BOCC, Verlene seconded.
33 John feels that 160 acres is not small enough and does not feel like it truly addresses the
34 problem of the Tunk. Pete explained that with the proposed code, the only landowners

35 that could subdivide are the ones that have a water right. There are only 3 landowners
36 that have a water right and large enough parcels to further divide. The group discussed
37 various examples of illegal development. The group discussed farmworker housing and if
38 it should be allowed in the new code. They feel that it is important to maintain the ability
39 for ag. Dave opposed, everyone else approved motion passed.
40

41 George reminded Pete that the board would like the BOCC to recommend that DOE close
42 the Tunk Basin. George would like to hear from the civil attorney about the various
43 options of enforcement. Pete gave the updates on the new timeline for the code
44 amendment. John asked for the report that Aspect Consulting created to create
45 Riverbank.
46

47 George would like to talk about Wannacut Lake development at the February meeting.
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49 **ADJOURN** George motioned to adjourn 7:05
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51 ➤ **Next meeting: 1/23/23 Public Hearing Tunk Rezone R160**
52

53 **SUMMARY OF MOTIONS**

54 Prepared by
55 Rocky Robbins
56 Planner III
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