



Planning Commission Meeting Minutes

1 A regular meeting of the Okanogan County Planning Commission was held **March 27th, 2023, at**
2 **6:00 PM.** The meeting was held in the Commissioners Hearing Room, 123 5th Ave. N., Okanogan,
3 Washington and via WebEx.

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

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

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

9 **Approval of Agenda: George moved to approve, Salley seconded, all approved.**

10

11 **Approval of Minutes 2/27/2023:** George moved to approve, Salley seconded, Phil mentioned
12 that the minutes state that it was a regular meeting and not a special meeting. John corrected the
13 minutes to reflect that should say January instead of “this” on line 51. All approved amended
14 minutes

15

16 **New Business:**

- 17 • Election of Officers

18 Salley nominated George as Chairman. Phil nominated Albert as Chairman. 4 votes for George
19 and 1 vote for Albert. George is Chairman. Salley nominated Verlene as Vice Chairman. All
20 approved Verlene as Vice Chairman.

21

- 22 • Zone Code update –Ferdouse Oneza, Oneza and Assoc.

23 Pete introduced Ferdouse Oneza and explained that she was hired to update the zone code. She
24 explained that the current draft is the first draft and explained the changes that will be seen. She
25 explained that the Commissioners will also be commenting on the changes that are wanted. Pete
26 explained that the Yakama Nation, Futurewise, and MVCC were invited to supply input up front to
27 help move the process along. She went on to explain the timeline for the adoption of the code
28 revision.

29

30 Ferdouse gave a brief overview of the matrix of the changes that were made in the draft code.

31 She gave examples of items that still require direction to draft. Pete explained what issues are
32 researched and reviewed for water availability. Ferdouse explained the need for new definitions
33 and reviewed what was added. R1 zone will now be R2 zone due to requirements from the Health

34 Department for on site septic and wells. Phil mentioned that the proposed lot coverage of 10%
35 could be an issue. Pete explained that the board already has corrections that they are going to
36 make and that this draft is a result of all of the comments that came in and that they have not been
37 formally edited. Ferdouse explained that two of the major edits will be the District Use Chart and
38 the new chapter 17A.255 Special Uses. She summarized the new codes for the Board.
39

40 Pete explained that she will be working with the BOCC on a Wednesday to go over the edits and
41 begin drafting the document for the Board to review. Phil mentioned that he is concerned about
42 just adopting what Futurewise has requested. Pete explained that is why the BOCC will be
43 reviewing the document first. Pete will send the draft document to the Board. Albert mentioned
44 that there should be mediation in the District Use Chart for natural emergencies. Pete explained
45 that the County just adopted a Hazard Mitigation Plan that would cover those situations. Phil
46 agrees that it should be part of the zoning. The board discussed some of the concerns regarding
47 fires and natural emergencies. The Board agreed that they will wait for the BOCC edits and the
48 Yakama Nations comments before they will amend the draft.
49

50 **Old Business**

51 • Shoreline Master Program Review/Update – Highlands & Assoc.
52 Kurt presented the power point presentation that was created for the SMP Periodic Review. The
53 power point is on the County website along with a public survey. He explained that the SMP is
54 new enough that there are not a lot of updates that are required to be compliant with the SMA.
55

56 Pete mentioned that she has sent out a notice in the paper and the radio to hopefully bring
57 attention to the public and encourage them to take the survey. Kurt explained that there hasn't
58 been a big response from any of the communities that are going through the update. Kurt will
59 supply the periodic checklist before the next meeting.
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63 **ADJOURN.** Phil motioned, Salley Seconded 7:14pm
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65 ➤ **Next meeting:** April 24, 2023
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68 **SUMMARY OF MOTIONS**

69
70 Prepared by
71 Rocky Robbins
72 Planner III
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