



Planning Commission Meeting Minutes

A meeting of the Okanogan County Regional Planning Commission was held on Monday, May 23, 2011 at 7:00 pm. The meeting was held in the Commissioners' Hearing Room 123 5th Ave N. Okanogan, WA.

PLANNING COMMISSION MEMBERS present included: Chair Albert Roberts, Commission Member Mark Miller, Commission Member Phil Dart, Commission Member Tamara Porter, Commission Member Marlene Rawley, and Commission Member Dave Schulz.

OKANOGAN COUNTY STAFF MEMBERS present included: Senior Planner Ben Rough, Natural Resource Senior Planner II Angela Hubbard, and Administrative Secretary Sharon McKenzie.

APPLICANTS OR THEIR REPRESENTATIVES: William Percich

OTHERS IN ATTENDANCE: Bob Monetta, Jeff Thompson, and Nora Sheridan

Chair Roberts called the meeting to order at 7:00 pm.

Approval of May 23, 2011 Agenda

Commission Member Schulz moved to approve the May 23, 2011 Planning Commission Meeting Agenda as amended. Commission Member Dart seconded the motion. Motion passed.

Approval of April 25, 2011 Meeting Minutes

Commission Member Schulz moved to approve the April 25, 2011 Planning Commission Meeting Minutes as amended. Commission Member Dart seconded the motion. Motion passed.

Public Hearing Item #1

- **Thompson Open Space Timber 2011-3**

Chair Roberts requested the summary report on the **Thompson Open Space Timber 2011-3**. Natural Resource Planner II Angela Hubbard requested the Staff Report be placed into the record. Natural Resource Planner II Hubbard explained John Thompson, applicant, applied for a transfer of 19.05 from Designated Forest to Open Space Timber. She said James Vernon, professional forester, prepared the Forest Management Plan in 2003. She said neither the applicant nor the forester is present. It was noted Mr. Thompson had a representative in the audience.

Chair Roberts called the Proponent's representative forward to speak to the issue.

Jeff Thompson of Riverside and son of the landowner said most of the thinning had been done, ground fuels cleaned up and dwarf mistletoe is gone. He addressed the questions regarding stem count stating some acreage has several stems and some areas have too many. Mr. Thompson said they are working towards a 15' – 20' spacing. Mr. Thompson noted Mr. Vernon is difficult to get a hold of and they may need to get another forester.

Chair Roberts asked if there were any other questions from the Board.

Commission Member Dart asked about the camp trailer in the pictures. Mr. Thompson said the trailer has been removed along with the shed (cabin). He said the camp trailer and the shed were the reasons for the re-designation.

Chair Roberts noted the forest management plan is a bit outdated. Addressing the question if Mr. Thompson could bring in a new plan from another forester, Natural Resource Planner II Hubbard said yes.

Senior Planner Ben Rough stated if the project is put on hold until another plan is done, it must be date specific. He noted re-notification would not be necessary unless the Commission so desired.

There was further discussion on whether a new plan should be required.

Chair Roberts opened the meeting to public testimony. There being no public testimony, he closed the meeting to public testimony.

Chair Roberts asked if there was any further discussion.

It was noted Mr. Thompson had made progress on the existing forest plan and perhaps a new plan would not be necessary. Addressing the questions of amending the current plan to include time frame and stem count, it was pointed out by Senior Planner Rough only the landowner and/or forester can amend the plan. It was noted by the Commission Members any amendment to the plan should be signed by the owner.

Chair Roberts said he would entertain a motion.

Commission Member Miller moved to recommend continuation of the **Thompson Open Space Timber 2011-3** to the next regularly scheduled meeting on June 27, 2011 at 7:00 pm at which time supplemental information to include time frame, stem per acre, and current status of project would be submitted. Commission Member Rawley seconded the motion. Motion passed

Public Hearing Item #2

- **Nordic Village Rezone of Lots C1 through C6 – CA 2011-1**

Chair Roberts asked Senior Planner Ben Rough to come forward and summarize the **Nordic Village Rezone of Lots C1 through C6 – CA 2011-1**. Senior Planner Rough requested the Staff Report, additional comments, and the Affidavit of Public Notice be placed into the record.

Senior Planner Rough said Bill Percich, managing member of Mazama Properties LLC and Proponent submitted an application for a rezone from neighborhood residential to neighborhood use. He stated the property is located in the Mazama core. He said the SEPA was a Determination of Non-Significance. Senior Planner Rough read information explaining rezones. He said the purpose of the rezone to is to allow more diversified use in the Mazama core which would include shops, medical facilities and other full service possibilities. He said the Applicant is here and prepared to give a presentation.

Senior Planner Rough explained the Board of County Commissioners approved the preliminary plat and the final approval has been granted. He noted all conditions had been met. He showed the map of the final plat.

Chair Roberts requested the Proponent come forward to address the project.

Bill Percich residing in Friday Harbor, WA said he developed the project for commercial retail and professional services. He noted the project is currently zoned for multi-family, restaurant, etc., which are all high water use activities. He said the project as it is now approved has limited parking, and limited water. He said he would like to change to neighborhood use which would require less parking and water usage. Mr. Percich explained he did not do the rezone originally because of possible changes in the Comprehensive Plan revision. He noted those changes have not occurred. He said economically the demand is for retail and professional services which are not allowed in the neighborhood residential zone. He said the proposed rezone makes sense as it would make the zoning in the core the same. Mr. Percich said the Mazama Advisory Committee agreed neighborhood use would be the best use for the six lots.

Chair Roberts opened the meeting to public testimony.

Bob Monetta, residing in Mazama and representing two landowner groups, stated he is opposed to the rezone for the following reasons:

- He paid a premium for the existing site of his business due to the high intensity zoning and that high intensity zoning should be maintained.
- In the past ten years, there has been no demand for commercial uses and nothing is planned to change in the existing area in the foreseeable future.
- He has a building with three prime commercial units on the main floor. He said you cannot support a full time business year round at that location.
- The ratio of commercial vs. residential units is out of proportion. The Mazama core needs more high density residential, not commercial. This was the recommendation by the Mazama Advisory Committee in year 2000.
- The Mazama Advisory Committee does not represent the best interest of the landowners of Mazama.
- Water should not be the determining factor for development and rezone. It compromises the planning options.
- Nordic Village creates a strip mall design.

Chair Roberts asked if anyone else wished to testify. There being no further testimony, he closed the hearing to public testimony.

There was discussion amongst the Commission Members on the differences in zoning. It was noted the change use could happen through a Conditional Use Permit application process. It was noted there was not that much difference between the two zone designations.

Chair Roberts asked if there was any further discussion. There being none, Chair Roberts said he would entertain a motion.

Planning Commission Member Rawley moved to recommend approval of the **Nordic Village Rezone of Lots C1 through C6 – CA 2011-1** to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Porter seconded the motion. Motion passed.

Chair Roberts called for a recess at 8:30 PM

Chair Roberts reconvened the hearing at 8:45 PM

Public Hearing Item #3

- **Deliberations on the Okanogan County Critical Area Ordinance – Continuation**

Senior Planner Rough stated the goals for the evening's discussion as:

- Finish discussions of definitions.
- Discuss buffers:
 - Water typing system
 - Wetlands

Senior Planner Rough stated the Commission Members should decide what the appropriate buffers should be tonight and finalize their discussion at the next meeting.

Natural Resource Planner II Hubbard said the issue is to tie the relationship of the buffers together between the Shoreline Master Program (SMP) and the Critical Areas Ordinance (CAO) and discuss levels of habitat. She said the SMP and the CAO must be reconciled. She noted the Commission Members must have discussion to determine how they made their decisions. She reminded the Commission Members the goal of the CAO is to protect existing critical areas.

Senior Planner Rough said the Commission Members has to go through the process and look for consistency with the SMP and the CAO. He noted the County has not been reprimanded for a bad CAO but the CAO is required to be updated, particularly where reference is made to old manuals and procedures that no longer exist. He said he is worried about an appeal from Futurewise so the Commission Members must justify why they are not going to follow Best Available Science guidelines.

There was discussion on the recommended setbacks which the Commission Members felt were too large. It was suggested to use the public benefit rating system as an incentive. Senior Planner

Rough said the Public Benefit Rating system could be used as well as wetland mitigation; stream and wetland enhancement plans; and set aside wetlands. Chair Roberts noted the Conservation Reserve Program and perhaps Stewardship programs from federal programs could be used with the County program.

Natural Resource Planner II Hubbard said the Commission Members need to address the FEMA definition vs. the CAO definitions. She said they need to come up with definitions and how they should apply in this section.

It was noted the Commission Members have had difficulty with the five year time limit related to new and ongoing agriculture. The Commission Members said to delete reference to time frames related to new and ongoing agriculture. The Commission Members also noted new agriculture should be allowed in the wetland buffer if at all possible.

The Planning Commission reviewed the February 11, 2011 Memorandum regarding the CAO definitions. The Commission recommended:

- Item 1 - Change last two sentences.
- Item 1 - Give example of non-agricultural use.
- Delete Items 2 & 3
- Erosion hazard areas definition – Use definition 1 as amended.
- Use federal manual for delineating wetlands.

Senior Planner Rough said Staff will bring visual aids to the next meeting for discussion on wetlands and riparian buffers.

Commission Member Dart made the motion to continue deliberations on the Critical Areas Ordinance which will not be open to public comment at the next regularly scheduled meeting on June 27, 2011. Planning Commission Member Porter seconded the motion. Motion passed.

Old Business

There was no old business.

New Business

There was no new business.

Chair Roberts adjourned the meeting at 10:15 p.m.

Summary of Motions

Commission Member Schulz moved to approve the May 23, 2011 Planning Commission Meeting Agenda as amended. Commission Member Dart seconded the motion. Motion passed.

Commission Member Schulz moved to approve the April 25, 2011 Planning Commission Meeting Minutes as amended. Commission Member Dart seconded the motion. Motion passed.

Commission Member Miller moved to recommend continuation of the Thompson Open Space Timber 2011-3 to the next regularly scheduled meeting on June 27, 2011 at which time supplemental information to include time frame, stem per acre, and current status of project would be submitted. Commission Member Rawley seconded the motion. Motion passed

Planning Commission Member Rawley moved to recommend approval of the Nordic Village Rezone of Lots C1 through C6 – CA 2011-1 to the Board of County Commissioners subject to the attached Findings of Fact, Conclusions of Law and the Conditions of Approval. Commission Member Porter seconded the motion. Motion passed.

Commission Member Dart made the motion to continue deliberations on the Critical Areas Ordinance which will not be open to public comment at the next regularly scheduled meeting on June 27, 2011. Planning Commission Member Porter seconded the motion. Motion passed.

Prepared by Sharon McKenzie
Administrative Secretary