

Okanogan County Planning Commission Meeting 11/19/2018

These following summarize notes taken by a commission member and are not comprehensive.

OCC 17A.400.130 Tunk Watershed Water Availability Study Area Public Hearing

Three individuals commented on the proposed designation of the Tunk Watershed as a Water Availability Study Area (if adopted, this would establish a moratorium on subdivision of parcels during the study period).

One felt the moratorium was not necessary due to the existing requirement to provide proof of physical and legal water availability prior to subdivision. He also recommended changes to the wording of the ordinance to allow for potable water sources other than by exempt wells to constitute exemptions to the moratorium.

The second individual agreed with the first speaker. He raised concerns about the equity of allowing old, large water rights to take precedence. Further, he noted the effects of watershed condition and land use of water availability, and asked whether it was fair to ask private landowners to mitigate assumed problems within the watershed.

The third individual provided written and verbal testimony of the harm caused to senior water right holders by the loss of surface and ground water availability to support irrigated agriculture.

Following discussion, the Planning Commission voted unanimously to recommend approval of the ordinance by the county commissioners.

Continuation of the Draft Cannabis Ordinance 17A.290 and 17A.220 Workshop

Note: At the conclusion of the October meeting the subject of odors was the final outstanding issue to be addressed by the Planning Commission.

The commissioners discussed the issue of multiple state permits located on a single parcel. Commissioner Thornton noted that single permits do not create much of an odor problem. The industry representatives were asked how many permits would fit on a 5-acre parcel and were told 2 or 3. Washington State limits the number of permits issued to a single individual to 3 permits with a 20 ft. minimum buffer between them.

The industry representatives pressed their interest in removing the provision requiring a Conditional Use Permit for production in the R-1 zone, considering the minimum 5-acre parcel size requirement. The commission voted 6 – 0, with one abstention, to remove the Conditional Use Permit requirement in the R-1 zone.

After further discussion of odor issues, particularly in terms of whether there should be setback requirements when locating next to one or more existing homes, the commission voted 6 – 1 to approve the ordinance.