

CITY OF OKANOGAN
PLANNING COMMISSION MINUTES
July 10, 2017

CALL TO ORDER

The Regular Meeting of the Okanogan Planning Commission was called to order by Chairman Jim Martin at 7:02 pm.

The following were:

Present: Chairman Jim Martin; Members: Dennis O'Connor, Bryan Smith, and Doug Woodrow
Staff: Clerk 1 Michelle Skylstad, Permit Administrator Christian Johnson, and Planner

Christopher Johnson

Others Present: Rick Anderson, WAFLA Special Projects Director; community members Jim Colbert, Carmen Bliss, Sheryl Curtis, Sue Edick, Chris Branch, Richard Ames, Bob Eubanks, Greg & Ruby Thompson, and Clark Kraemer

Absent: Member Sarin Molnar

APPROVAL OF AGENDA

Chairman Martin asked if there were any alterations to the Agenda. Hearing none, the agenda was approved as presented.

APPROVAL OF MINUTES

Member Woodrow moved, seconded by Member O'Connor to approve the minutes of May 8, 2017. Seeing no objection raised, the motion carried.

PUBLIC COMMENT

Chairman Martin opened the floor and invited Public Comment. There was none.

UNFINISHED BUSINESS

There was no unfinished business on the agenda.

NEW BUSINESS

➤ *Public Hearing – Riverview Meadows PD OKA PD 17-1*

Chairman Martin opened the public hearing at 7:04 pm by stating that the purpose of this open record hearing is to take relevant testimony and review the application in order for the Planning Commission to make a recommendation to the City Council to approve, conditionally approve or deny a proposed planned development. The approximately 23.2 acre site will be divided into three areas with each area's primary use being future commercial development, seasonal housing, and future residential or recreation uses. The seasonal housing complex will consist of 10-unit seasonal farm workers housing (phase 1) with up to 7 additional units (phase 2). Each of the housing units will consist of 16 beds per unit with common kitchen and sanitation facilities. The complex will include a commons/laundry building, manager's quarters and recreational amenities.

The site is located at 2454 Elmway, Okanogan
Project File Identification Numbers OKA PD 17-1.

Chairman Martin provided for any challenges to the Planning Commission's jurisdiction. There were none stated.

Chairman Martin provided the opportunity for the disclosure of any conflicts of interest. Member Smith stated that he would benefit from the sale of a new home that is contingent on extension of the water main.

Discussion continued between Staff and Planning Commission Members.

Member Smith stated he would recuse himself from the vote to avoid the appearance of a conflict of interest.

Chairman Martin provided the opportunity for the disclosure of any ex-parte communication. There was none stated.

Chairman Martin provided for challenges of hearing board's membership. Member Smith again stated that he would recuse himself from the vote.

Chairman Martin opened the testimony portion of the hearing at 7:15 pm with the presentation of the Staff Report.

Permit Administrator Christian Johnson entered the following documents and exhibits into the record:
Documents:

1. The filed application, consisting of a City of Okanogan Land Use Permit Application Cover Sheet Questionnaire, Planned Development Supplemental Questionnaire, property description, vicinity maps and proposed project layout, Project SEPA Checklist and Cultural Resource Survey Report, together with a by condition of approval narrative of how Riverview Meadows will comply or is different, all noted as OKA RA 17-1 (Hereafter referred to as the "Application").
2. Notice of Application, Issuance of a DNS under SEPA and Public Hearings on the Matter Riverview Meadows PD OKA PD 17-1 issued 6/16/2017 (Hereafter referred to as the "Notice").
3. A letter of transmittal titled "Staff Report – Riverview Meadows – A Mixed Use Planned Development" dated July 4, 2017 (Hereafter referred to as the "Staff Report").
4. All filed comments (city staff comments are inclusive with the Staff Report):
 - a. Colville Tribal Planning
 - b. Colville Tribal History
 - c. Columbia Fruit Packers
 - d. Marjorie McClellan
 - e. Clark & Stephanie Kraemer
 - f. Richard Ames
 - g. Economic Alliance
5. The Riverwalk Estates PD preliminary approval record.

Exhibits:

1. Declaration of Mail/Service dated June 21, 2017, signed by Laura Divis, Utility Clerk, regarding the mailing of the Notice, Application (less the SEPA documents) and an inquiry for comments on the application with attachments to the various vicinity landowners.
2. Declaration of Posting dated June 21, 2017, signed by Laura Divis, Utility Clerk, regarding the posting of the Notice at various prominent locations in the City.
3. Declaration of Posting dated June 20, 2017, signed by Teena Vickers, Public Works Employee, regarding the posting of the Notice of Application on and near various locations at the proposal site.
4. Affidavit of Mailing/Posting dated June 20, 2017, signed by Christian Johnson, regarding the transmitting the Agency Notice Packet to all city department heads, various county, tribal and state agencies and confirming that the Notice Packet was available on the city's official website for viewing and downloading on June 21, 2017.
5. Affidavit of Publication of the Notice in the Omak-Okanogan County Chronicle on June 21, 2017.
6. Affidavit of Mailing/Posting dated July 5, 2017, signed by Christian Johnson, regarding the transmitting the Staff Report to all city department heads and the proponents and confirming that the Staff Report was available on the city's official website for viewing and downloading on July 5, 2017.
7. A July 7, 2017 copy of the SEPA Register regarding the Notice (201703238).

In addition he explained the information on the Supplemental Staff Report and read through and explained each of the twenty-nine specified conditions.

Mr. Rick Anderson, WAFLA Special Projects Director gave a brief presentation covering the following:

- A brief history of WAFLA
- A brief overview of H2A worker requirements
- A brief review of similar projects in other communities
- A brief review of the Riverview Meadows project

Chairman Martin then gave those who signed in the opportunity to present testimony.

Mr. Jim Colbert, Chelan, spoke in favor of the project and spoke to how WAFLA and the H2A system works and that it is helpful to his business.

Mr. Carman Bliss, Okanogan, spoke about fire, traffic, and police protection concerns.

Staff responded to Mr. Bliss's concerns.

Ms. Cheryl Curtis, Okanogan, spoke about marijuana concerns and was opposed to the project.

Staff responded to Ms. Curtis's concerns. Permit Administrator Johnson responding to concerns about law enforcement stated that he had spoken with Sheriff Rogers regarding this project and related that the Sheriff's opinion is neutral. If law enforcement issues occur they will address them at that time.

Mr. Chris Branch, Okanogan County Commissioner, read a letter of support from Okanogan County Commissioners.

Mr. Richard Ames, Malott, spoke about transparency and was opposed to the project.

Mr. Bob Eubanks, Okanogan, spoke about reduction in property values and was opposed to the project.

Clark Kraemer, Okanogan, spoke in favor of a housing project so long as it was for the guest workers and did not in the future turn into a homeless shelter or other use; however, he stated that he would prefer that it was built closer to farms in the County not in the City.

Chairman Martin then gave anyone present the opportunity to present testimony.

Mr. Mike Azzano, Omak, spoke from personal experience with the H2A Guest Worker Program, working with WAFLA to streamline the process, and the challenges of housing workers. In addition, he spoke in favor of the project.

Sue Edick, Executive Director of the Oroville Housing Authority, spoke to the overall housing shortages County wide and in support of the project.

Chairman Martin gave the opportunity for additional testimony from anyone present.

Chairman Martin read Ms. Marjorie McClellan's concerns into the record.

Chairman Martin provided an opportunity for the Commission to ask direct questions.

There was a question and answer session between the Commission, Staff, WAFLA Special Projects Director, and community members. It covered the following:

- Will water, sewer, sanitation metered? As per usual City billing policies
- Will it be maintained? One-time grant for construction, grant requires reserves for maintenance, must be self-sustaining
- Will it be fenced? Yes

- Will it be landscaped? Yes, pursuing collaboration with local FFA groups, use of native vegetation, professional landscaper
- How will traffic issues be addressed? Initial assessment is that the existing approach will work (WSDOT comments). Any additional traffic concerns/issues should be identified during final traffic analysis, WSDOT will assist Staff in review of any mitigation.

Chairman Martin provided the opportunity for the Applicant and Staff to rebut.

Staff responded that the legislature had changed the process to one open-record hearing and that this was the one open-record hearing. The public hearing at the City of Okanogan Council Meeting would be a closed-record hearing with no additional testimony.

WAFLA Special Projects Director, Rick Anderson, responded that he appreciated Okanogan Staff taking the time to work on this project, the Commission for the time involved for the public hearing, and the time the public invested to come to the hearing and express concerns.

Chairman Martin provided for discussion amongst the Commission.

There was discussion amongst the Commission.

Chairman Martin closed the hearing portion of the hearing at 9:46 pm and called for a decision on the recommendation on the application.

Member Woodrow moved, seconded by Member O'Connor to adopt by reference the Staff Finding of Facts & Conclusions and recommend to the City Council to approve as filed and conditioned Riverview Meadows as recommended by Staff and stated in the Supplemental Report.

Chairman Martin polled the Commission. Member Woodrow: aye, Member O'Connor: aye, Member Smith: recused, Chairman Martin: aye

Ayes:	Woodrow, O'Connor, Martin.
Recused:	Smith
Nos:	None.
Motion:	Passed without objection.

➤ *Cannabis Discussion*

Member O'Connor questioned Forbidden Cannabis, Elmway, as a "smoking club."

Staff responded that Forbidden Cannabis is a retail shop as permitted under Washington State Law.

STAFF UPDATE

Planner Christopher Johnson:

Planner Christopher Johnson gave no report.

Permit Administrator Christian Johnson:

Permit Administrator Christian Johnson gave no report.

MEMBER COMMENT

There was no member comment.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned at 10:02 pm.
Minutes taken and prepared by Clerk 1, Michelle Skylstad

APPROVED:

Jim Martin, Chairman

ATTEST:

Michelle Skylstad, Clerk 1

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