

Oroville Planning Commission
Wednesday, August 15, 2012

Meeting called to order at 4:35 pm by Chairman Marc Egerton.

Present: Commissioners Marc Egerton, Suzi Seger and Steve Shimmel.

Absent: Judy Dunston and Luis Perez.

Staff present: Chris Branch and JoAnn Denney.

Approval of the minutes from the August 1st regular meeting. Motion by Steve Shimmel to approve the minutes as written, second by Suzi Seger; motion carried.

Public comment period / Planning Commission inquiries / Staff updates.

Marc commented on the condition of the boat launch at Deep Bay Park; repairs are needed. City is aware of the issue and they are looking into a solution; discussion on permitting involved. Discussion on lake levels.

Brief discussion on Frequently Flooded Areas; Chris is looking at listing Tonasket Creek as a Frequently Flooded Area in the Critical Areas Ordinance.

Discussed the process for adoption of the Critical Areas Ordinance; update given by Branch. Discussed that the County will probably adopt their Critical Areas Ordinance in the next year. Chris is working on the Findings of Fact.

Discussion on Tonasket Creek.

Discussion on Urban Growth Area and infrastructure plan. Discussion on Eastlake Sewer; loan changed from 20 to 30 year term.

Airport Zoning update from Branch; committee is working their way through zoning and maps. County wants to follow property lines; discussion on zones.

Brief update on cell tower status; construction has begun.

Further discussion on Airport Zoning Map; review of draft.

Comp Plan Map; review of draft.

Further discussion on Frequently Flooded Areas. Discussed the unusual rain events that have occurred this year.

Marc feels that a suggestion should be made to the City regarding Senior Projects; City needs to make sure that there is a maintenance plan when the projects are proposed. Discussed the planting that took place as you come into Oroville from the South; plantings were very attractive, but now they are full of weeds and need maintenance. Discussed that the City has always had that concern with the projects.

Further discussion on this year's unusual weather.

Marc questioned the process for the Airport Zoning. Chris stated that when the draft is completed, the Oroville Planning Commission will review and hold workshops.

Discussion on the amount of tax-exempt land owned in the County; example of the amount of land purchased by Fish & Wildlife. Concern about how it will affect the County financially. Several factors come into play; discussed in-lieu of taxes payments vs. the value of taxable land or open space land. Full impact is not known at this time; in-lieu of taxes could actually be higher than if the land was in open space.

Marc would like to see the trail system added to the Comp Plan Map. Discussion on the need for trail systems.

Further review and discussion of the Comp Plan Map needed at the next meeting.

Further discussion on the Airport Zoning Map. Discussion took place at the County regarding administrative sub-division of property if land is divided by zoning boundaries, if the property owner would like to have their property sub-divided. Commission discussed that it would be a great idea to allow that option. Motion by Steve Shimmel, second by Suzi Seger to support administrative sub-divisions of property if divided by airport zoning boundaries if the property owner would like to have their property sub-divided; motion carried.

Marc would like to see the definitions included on the Comp Plan Map.

Critical Areas Ordinance discussion on adoption process. Planning Commission held a public hearing on the draft on March 21, 2012 and the hearing was extended. Discussed the need to close the hearing and send it to the City Council for them to hold their public hearing. Motion by Suzi Seger to close the Critical Areas Ordinance public hearing, second by Steve Shimmel; motion carried. Recommendation to the City Council on the Critical Areas Ordinance to be discussed during the next meeting, as Chris is working on the Findings of Fact and Conclusions.

As there being no further business, meeting adjourned at 6:40 pm

Next meeting to be held Wednesday, September 5, 2012 at 4:30 pm.