Hearing Announcement:

1. There have been some things being shared on social media that contains inaccurate information pertaining to this zone code revision. I am going to address those before we get into the actual revisions.
    a. Additional Water Well Fees – Under the water availability section 17.010.140 Water Availability. These are not new regulations. They are already being enforced and implemented under State Law and are now being codified into County Code.
        i. WRIA 48 – Regulations are State law pertaining to the Methow Instream Flow Rule WAC 173-548 and reinforced by the 2021 Court Order from Judge Rawson pertaining to proving legal available water under RCW 19.27 when applying for a building permit.
        ii. WRIA 49 – The fee of $500 is not new. It is an additional fee that the County is required by State Law (RCW 90.94) to collect for permit exempt wells when the property owner applies for a building permit. Okanogan County has been collecting this fee for years and the County transfers those payments directly to the Department of Ecology annually.
2. Possible Additional Septic Fee's
    a. There is nothing in this ZONE CODE revision that pertains to additional fees or fees for septic. In fact, those fees are paid to the health department not the County or County Planning department.
3. Land Code Re-classifications
    a. Land Code Classifications are DOR Codes issued by the Assessor. This maybe referring to the zone designation change from Rural 1 (R1) acre to Rural 2 (R2) acre on the zone map. WAC 246-272A.0234(6) requires a minimum lot size of 2 acres to support an onsite septic system. The Health Department also requires a 2 acre minimum under Okanogan County Health District's Onsite Sewage Disposal Regulation to support the State WAC mentioned.
4. Site Plans and Building Permits to have a Storage Shed or Any Other Building
    a. This requirement is not being changed or amended in this revision but is supported by the Zone regulation currently in use, the Planning Enabling Act, and the International Building Code. A site analysis is required for any development in Okanogan County that is allowed under a permitted or conditional use. It looks at property boundaries, setbacks, density, height, and uses. A site analysis is required before a building permit will be issued.
5. No Yard Sales Over 3 Days Without Permits
    a. Any garage or yard sale conducted on the premises of a residential dwelling are subject to the following:
        i. Event does not last no longer than 3 days in duration (if it goes over three days it can be permitted as an outdoor sale for up to 30 days.

        ii. This was done to address complaints and concerns of yard sales lasting all summer and then becoming nuisances of moldy wet clothing, waste, and rodent and theft attractants.
6. Conditional Use Permit for Personal Gravel Pits
    a. This is already a requirement under the current code.
    b. Discuss change to remove from R2 & R5 and after error being brought to our attention the direction was to revert back to the old requirements (currently in the Zone Code) of allowing the use under a CUP.
7. Code Enforcement Officer Hiring
    a. There is no code enforcement officer being hired as part of this zone code revision.
    b. There are no revisions being done to the enforcement section of the zone code during this revision.