

OKANOGAN COUNTY COMMISSIONERS

RESOLUTION 138 - 2020

A Resolution approving a development agreement for the North Cascades Basecamp Planned Development modification 2019-1.

WHEREAS: The Okanogan County Planning department received an application for modifications to the North Cascades Basecamp Planned Development vested as PD Mod 2019-1, and

WHEREAS: Revised Code of Washington 36.70B.170 (1) authorizes Counties and landowners to enter into development agreements, and

WHEREAS: Okanogan County Code 18.05.020 requires development agreements for planned developments submitted after November 17, 2008, and

WHEREAS: Okanogan County Code 18.05.030 allows landowners to request development agreements for all projects, and

WHEREAS: A development agreement has been prepared consistent with the provisions of PD Mod 2019-1, and

WHEREAS: A public hearing was conducted before the Okanogan County hearing examiner on March 28, 2019, and

WHEREAS: The hearing examiner has approved PD Mod 2019-1, and

WHEREAS: The development agreement is consistent with the conditions of approval, be it therefore

RESOLVED: The Okanogan Board of County Commissioners approves the development agreement between Okanogan County and the North Cascade Basecamp Planned Development found as attachment A to this resolution.

DATED at Okanogan, Washington this 20th day of October 2020.

ATTEST:

Laleña Johns, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON

Jim DeTro, Chairman

Chris Branch, Member

Andy Hover, Member

RETURN TO:
CHRIS JOHNSON
P.O. Box 1608
OKANOGAN, WA 98840

11/06/2020 11:54:10 AM 3247633
Recording Fee \$110.50 Page 1 of 8
Modification CHRIS JOHNSON
Okanogan County Washington



**INTERMEDIATE MODIFICATION TO THE DEVELOPMENT AGREEMENT
NORTH CASCADES BASECAMP DEVELOPMENT
OKANOGAN COUNTY, WASHINGTON
Parcels 9800880012 and 9100000300**

PARTIES

This Development Agreement ("Agreement") is made this 20th day of October, 2020 by and between the Okanogan County, a Washington municipal corporation and The Bush School ("Developer").

RECITALS

WHEREAS, the above captioned Planned Unit Development was approved by the Okanogan County Board of Commissioners on October 18, 1983, and recorded in Volume H-3 of Plats at Page 60, records of Okanogan County, Washington; and

WHEREAS, The Okanogan County Zoning Code, provides for modifications to approved Planned Developments to be processed based on the degree of change proposed, and the Planning Director determined that the level of change could be processed consistent with the process outlined in §17A.200.170 – B; and

WHEREAS, The Bush School submitted an application plan for modifications that does not modify the overall intensity of development of the property; and the Director agreed the application satisfied the requirement for an intermediate modification in accordance with §17A.200.170 – B of the Zoning Code; and

WHEREAS, the proposed intermediate modification has been subjected to environmental review under the State Environmental Policy Act (SEPA), and deemed to have no significant environmental impact; and

WHEREAS, A public hearing before the Okanogan County Hearings Examiner was held March 28, 2019 and no adverse comments were received from the public; and

WHEREAS, the information contained in the application for Intermediate Modification, and the information provided at the Public Hearing was deemed satisfactory, the Application was approved on April 4, 2019, subject to the specific conditions addressed in this Agreement.

Now therefore, it is agreed as follows:

PROVISIONS

1. The project development and use plan will be modified to change the area of use to consolidate two parcels into a single campus. The primary intended use shall remain as a dedicated facility for education and enrichment of students in a diverse and rich rural environment. Student stays would occur each academic quarter with an average student population ranging between 12 and 45 students, and a peak population not to exceed 80 students,
2. The development plan for the school may include continued use of the existing facilities at the base camp subject to approved water and septic limitations approved by WA State Department of Health, Okanogan County Health District and WA Department of Ecology. The development of additional facilities shall be limited by approved standards and rights in place at the time of such future expansion,
3. The Development plan includes approvals for expansion of student stay facilities, including use of temporary facilities or permanent facilities not to exceed a total footprint of 10,000 square feet, provided that all such future uses be placed/constructed in accordance with the current codes in place at the time placement is proposed,
4. All future permanent structures will be constructed to conform to the Mazama Community Guidelines,
5. All future structures shall be clustered within the approved Zone of Influence identified in the SEPA Checklist dated February 28, 2019,
6. Any activity that results in ground disturbance shall be sited and developed in a manner to ensure that runoff patterns are not altered, and
7. The development shall be bound by the information and assurances contained in the SEPA Checklist dated February 28, 2019,
8. The legal description for the NORTH CASCADES BASECAMP DEVELOPMENT shall be as set forth in Exhibit A, attached hereto.

OWNER:
The Bush School

By Percy L Abram
Percy Abram, Its managing member

March 2, 2020

Date _____

STATE OF WASHINGTON)
) ss
COUNTY OF OKANOGAN)

I certify that I know or have satisfactory evidence that Percy Abram is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Head of School for the Bush School, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Further, I certify that I know or have satisfactory evidence that Percy Abram is the person who appeared before me, and said persons acknowledged that they signed this instrument as individuals and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 2, 2020



Gyapong
Type/Print Name: Tamara C. Gyapong
NOTARY PUBLIC in and for the State of
Washington, residing at: Lynnwood
My Commission expires: July 29, 2023

OKANOGAN COUNTY

By Pete Palmer
Okanogan County Planning Department


10/22/2020
Date

STATE OF WASHINGTON)
COUNTY OF Okanogan : ss)

I certify that I know or have satisfactory evidence that Pete Palmer is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Director/Planning of Okanogan County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/22/2020




Type/Print Name: Lalena C. Johns
NOTARY PUBLIC in and for the State of
Washington, residing at: Okanogan
My Commission expires: 12/29/2022

OKANOGAN COUNTY BOARD OF COUNTY COMMISSIONERS

By Jim DeTro Date 10-20-2020
Position 1

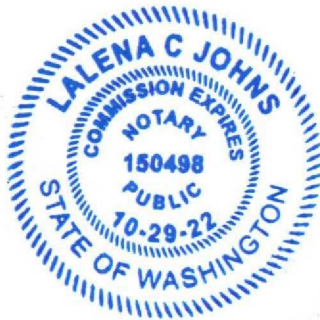
By Chris Bann Date 10-20-2020
Position 2

By Greg H Date 10-20-2020
Position 3

STATE OF WASHINGTON)
: ss
COUNTY OF Okanogan)

I certify that I know or have satisfactory evidence that
Jim DeTro is the person who appeared before me, and said
person acknowledged that he signed this instrument, on oath stated that he was
authorized to execute the instrument and acknowledged it as the Commission
Chairman of Okanogan County to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: 10/20/2020



Lalena C. Johns
Type/Print Name: Lalena C. Johns
NOTARY PUBLIC in and for the State of
Washington, residing at: Okanogan
My Commission expires: 10/29/2022

STATE OF WASHINGTON)
 : ss
COUNTY OF Okanogan)

I certify that I know or have satisfactory evidence that Chris Branch is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Commission Vice-chairman of Okanogan County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/20/2020



Lalena C. Johns
Type/Print Name: Lalena C. Johns
NOTARY PUBLIC in and for the State of
Washington, residing at: Okanogan
My Commission expires: 10/29/2022

STATE OF WASHINGTON)
 : ss
COUNTY OF Okanogan)

I certify that I know or have satisfactory evidence that Andy Hover is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Commission member of Okanogan County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/20/2020



Lalena C. Johns
Type/Print Name: Lalena C. Johns
NOTARY PUBLIC in and for the State of
Washington, residing at:
My Commission expires: 10/29/2022

Exhibit "A"

- NEW LEGAL DESCRIPTION -

Planned Development Modification to the North Cascades Basecamp P.U.D.

All of the North Cascades Basecamp Planned Unit Development, as per plat thereof recorded in Volume 'H' of plats, Section 3, Page 60, under Auditor's File Number 703744, records of Okanogan County, Washington, together with that portion of Homestead Entry Survey No. 88 (embracing a portion of Sections 14, 15, 22 and 23, Township 36 North, Range 19 East, W.M., described in that certain patent dated October 9, 1919 and recorded in Book 'J' of Patents, page 619), described as follows:

Beginning at the intersection of the Southeast boundary line of said survey with the Southwesterly line of the County Road;

Thence Northwesterly along the Southwesterly line of said County Road 1,050 feet to the True Point of Beginning;

Thence South 40° West, 400 feet;

Thence Northwesterly parallel to the Southwesterly line of said road 216 feet;

Thence East to a point on the Southwesterly line of said road 216 feet north of the true point of beginning;

Thence Southeasterly along said Southwesterly line to the True Point of Beginning.

Situated in the County of Okanogan, State of Washington.

TOGETHER WITH AND SUBJECT TO all provisions and restrictions of record and easements now existing and of record.