

# Okanogan County

Ordinance 2002 1

## **AN ORDINANCE RELATING TO AMENDMENT OF OKANOGAN COUNTY CODE CHAPTER 17 19 140 MODIFICATIONS TO DEVELOPMENT PLAN AND PROGRAM AMENDING AND ADDING TO SPECIFIC STANDARDS FOR AMENDING APPROVED PLANNED DEVELOPMENTS**

The Board of County Commissioners of Okanogan County do hereby ordain as follows

### **SECTION 1 FINDINGS AND RECITALS**

- 1 1 The Okanogan County Regional Planning Commission petitioned to amend Okanogan County Code Chapter 17 19 140 Modifications of Development Plan and Program pursuant to the requirements of Okanogan County Code Chapter 17 37 Amendment of Code
- 1 2 Lands areas that are the subject of the petition are all lands designated by the Okanogan County Comprehensive Plan The proposed zoning code amendment to allow for increase options to amend existing approved planned developments and create a more detailed process for those amendments is consistent with the Okanogan County Comprehensive Plan
- 1 3 Lands which are the subject of the petition are all lands zoned under Okanogan County Code Chapter 17 Zoning within an approved planned development The proposed zoning code amendment to allow for increase options to amend existing approved planned developments and create a more detailed process for those amendments is consistent with Okanogan County Code Chapter 17
- 1 4 A SEPA Determination of Nonsignificance was issued by the SEPA Official on October 17 2001 in accordance with WAC 197 11 340 No appeals have been received
- 1 5 Notice of application and public hearing before the Okanogan County Regional Planning Commission was duly published in accordance with Okanogan County Code Chapter 17 37 Amendment of Code
- 1 6 Comments were made by the public and considered at a public hearing before the Okanogan County Regional Planning Commission in its recommendation to the Okanogan Board of County Commissioners
- 1 7 Notice of application and public meeting before the Okanogan Board of County Commissioners was published in the Omak Okanogan Chronicle on November 21 2001

### **SECTION 2 PLANNED DEVELOPMENT MODIFICATIONS AMENDMENT**

Based on the Findings and Recitals cited herein Ordinance 92 12 and Section 17 19 140 Modifications to Development Plan and Program are hereby amended as follows

**The following language shall be added (underlined) and stricken (strikethrough)**

17 19 140 Modifications to Development Plan and Program

~~A Applications for major modifications in the final development plan and program must be submitted to the Planning Commission hearings held and recommendations made and~~

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~~referred to the Board of County Commissioners as if such application were an original application for a planned development~~

~~B Minor modifications Minor modifications in the final development plan and program may be approved by the Administrator Such changes may include minor shifting of the location of buildings proposed streets public or private ways between the easements parks or other features of the plan but shall not include those changes in exterior boundaries changes in land use or other changes of location of specific land uses~~

### **1 Minor Modifications**

Applications for a minor modification of a final development plan and program shall include the minor shifting of the location of buildings, streets, public or private rights of ways and easements, parks or other features of the plan, the consolidation of lots, minor shifting of lot lines, and all other changes deemed minor by the Planning Director which do not materially affect the intent of the plan, but shall not include those changes which decrease the total amount of dedicated open space below a level required under the original approval of the final development plan. Minor modifications shall be approved by the Planning Director. A revised plat shall be filed with the Okanogan County Auditor.

### **2 Intermediate Modifications**

Applications for intermediate modifications of a final development plan and program shall include changes in the location of lots, changes in the location of uses, changes in use from residential to tourist residential, transfers of density or use from one location or lot to another, decreases in the total amount of dedicated open space to a level less than the original approval of the final development plan, and changes to the zones of influence under OCC 17.19.037. Intermediate changes to a final development plan and program shall be reviewed by the Regional Planning Commission at a public hearing, upon public notice as provided for in RCW 58.17.090. Intermediate modifications shall be approved by the Planning Director upon recommendation by the Regional Planning Commission. A revised plat shall be filed with the Okanogan County Auditor.

### **3 Major Modifications**

Applications for major modifications of a final development plan and program shall include those changes not deemed a minor or intermediate modification by the Planning Director. All applications for major modifications shall be processed as if such application were an original application for a

planned development and shall be submitted to the Regional Planning Commission, hearings held and recommendations made to the Board of County Commissioners for approval or denial.

DATED at Okanogan Washington this 7th day of JANUARY 2002

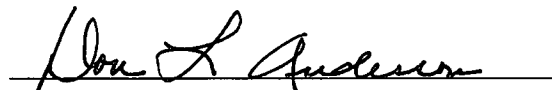
**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN WASHINGTON**

ATTEST

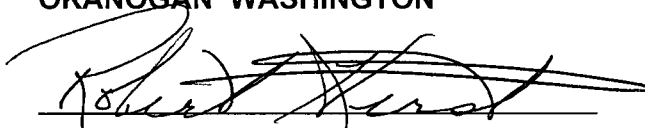


Brenda Growell - Clerk of the Board

APPROVED AS TO FORM



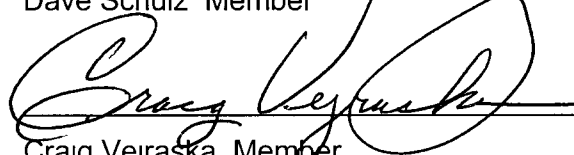
Don Anderson Chief Civil Deputy



Bob Hirst Chairman



Dave Schulz Member



Craig Vejraska Member

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