

Okanogan County

Ordinance 2007-4

AN ORDINANCE amending Okanogan County Code 17.19.020, Effect on Allowed Uses, and OCC 17.21.010, District Use Chart allowing for additional uses within Planned Developments.

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

SECTION 1 FINDINGS AND RECITALS

- 1.1. The Zoning Code Amendment process is authorized and outlined in OCC Chapter 17.37, Amendment of Code as adopted on November 9, 1992;
- 1.2. On November 27, 2006, the Okanogan County Board of Commissioners directed the Okanogan County Planning Department to process a code amendment allowing more uses within Planned Developments and reducing the minimum Planned Development acreage;
- 1.3. On January 11, 2007 project information was mailed to the appropriate agencies, towns and cities. A State Environmental Policy Act (SEPA) Determination of Non-significance was issued and published by the SEPA Official as authorized under WAC 197-11. This determination was not appealed.
- 1.4. On March 12, 2007, the Board of Okanogan County Commissioners directed, by motion, the Okanogan County Planning Department to remove the reduction in minimum lot size requirements from the proposed zoning code amendment;
- 1.5. The Okanogan County Regional Planning Commission public hearing was conducted on February 26, March 26, and April 23 2007. During this public hearing the Planning Commission concluded to recommend approval to the Okanogan County Board of Commissioners.
- 1.6. A public hearing to be held on May 14, 2007, by the Okanogan County Board of Commissioners to hear public testimony regarding the proposed amendment to the Okanogan County Code.
- 1.7. Comments were made by the public and considered at the public hearing before the Okanogan County Board of Commissioners;
- 1.8. The proposed amendment applies to all property designated under the "Okanogan County Comprehensive Plan", the Methow Valley Addendum to the Okanogan County Comprehensive Plan", and the "Upper Methow Valley Comprehensive Plan" and applies to all zoning districts within Okanogan County Code (OCC) Chapter 17, "Zoning"

SECTION 2 PLANNED DEVELOPMENT MODIFICATIONS AMENDMENT

Based on the Findings and Recitals cited herein, Chapter 17.19.020 "Effect on allowed uses" (Planned Development) and Chapter 17.21.010 District Use Chart, as it relates to Planned Developments, are hereby amended as follows:

The following language shall replace the existing text in its entirety:

17.19.020 Effect on Allowed Uses:

The rezoning of an area to a "Planned Development" (PD) has the effect of altering the type of allowed uses, the intensity of uses, setbacks, and a number of other regulatory and defined uses, processes, and procedures that may be applicable to the underlying zoning. Mixed use PDs may

include residential, commercial, agricultural, and other uses, and may have additional requirements as may be needed and necessary to insure appropriate integration into the surrounding community. The planned development review process allows for flexible interpretation of the zoning regulations, while at the same time requiring strict review for compliance with the provisions of the Comprehensive Plan(s). As well, mitigation for identified impacts may be required. This process may create a preplanned area, which has differences from that which is normally found in the underlying zone. Those uses, which are allowed within PD's, must be supported or identified within the Comprehensive Plan, the appropriate sub-area plan(s), and any modifications made thereto. Mitigation may be required for those impacts which can be defined or expected from the establishment of the PD. Impacts may be in the form of economic impacts from commercial uses, visual impacts to the surrounding area, an expected change to community character, etc. Mitigation may include, but is not limited to, strict design review of structures, landscaping, off-site traffic impacts, signage, etc.

The following underlined language shall be added

17.21.010 – District Use Chart

The District Use Chart (Attachment A) indicates uses which are allowed, prohibited, or allowed by conditional use permit, planned development or binding site plan. Should there be a conflict between the district use chart and the text of the zoning district, the text of zoning district shall take precedence. In the case of similar uses not specifically mentioned by name, the administrator or his/her designee shall make a determination of applicability on individual cases. Planned destination resort (PDR) district uses are listed in Chapter 17.20 OCC. The allowed uses listed for Planned Developments are intended to be informative, as examples of activities traditionally found in Planned Developments. The list is not exhaustive of potential allowed uses nor does the list imply these uses will be approved.


DATED at Okanogan, Washington this 14 day of MAY 2007.

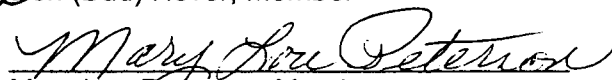
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OKANOGAN, WASHINGTON

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Mary Lou Peterson, Member