

# Okanogon County

## Ordinance 2007- 6

*AN ORDINANCE RELATING TO AMENDMENT OF OKANOGON COUNTY CODE CHAPTER 16 "SUBDIVISIONS"; AMENDING AND ADDING STANDARDS FOR THE REGULATION OF LARGE LOT SEGREGATIONS AND BOUNDARY LINE ADJUSTMENTS.*

### SECTION 1 FINDINGS AND RECITALS

- 1.1. The Board of Okanogon County Commissioners directed the Okanogon County Planning Department to process an amendment to Okanogon County Code Chapter 16, Subdivisions;
- 1.2. The proposed amendment applies to all property designated under the "Okanogon County Comprehensive Plan", the "Methow Valley Addendum to the Okanogon County Comprehensive Plan", and the "Upper Methow Valley Comprehensive Plan";
- 1.3. On April 30, 2007, the Board of Okanogon County Commissioners adopted Resolution 52-2007 for the Moratorium on creating more than 4 lots by use of the Exempt Segregation, Large Lot Segregation, or using Boundary Line Adjustment processes to make previously segregated property less than 20 acres;
- 1.4. For the proposed code amendment, A State Environmental Policy Act (SEPA) Determination of Non-significance was issued by the SEPA Official on May 10, 2007, as authorized under WAC 197-11. This determination was not appealed;
- 1.5. On May 21, 2007, the Okanogon County Regional Planning Commission conducted an update meeting prior to the public hearing for this Subdivision Ordinance amendment. The Planning Department updated the Planning Commission on modifications to the Subdivision Ordinance, parameters of the adopted moratorium and the upcoming hearing. The Planning Commission listened to public comment during this meeting;
- 1.6. On June 11, 2007, the Board of Okanogon County Commissioners conducted a public hearing for the moratorium. At this time BOCC listened to public testimony. The BOCC motioned to schedule a public hearing for 2:00 p.m. on July 2, 2007 at which time the BOCC will discuss adoption of amendments to the Subdivision Ordinance and any recommendations offered by the Planning Commission. Also, the moratorium was extended to 4:00 p.m. on July 2, 2007 at which time a hearing will take place in order to either further extend the moratorium or withdraw it. This extension was approved by Resolution 63-2007;
- 1.7. On June 25, 2007, the Okanogon County Regional Planning Commission conducted a public hearing for this code amendment. At which time public testimony was accepted as part of the record. During this public hearing, the Planning Commission moved to recommend that the Board of Okanogon County Commissioners approve Option 2 including language prohibiting the use of boundary line adjustments "in conjunction with" large lot segregations.
- 1.8. All comments and testimony received were reviewed and considered in analysis of this proposal;
- 1.9. On July 2, 2007, the Board of Okanogon County Commissioners conducted a public hearing for the code amendment proposal. Public testimony was given. The Board motioned to approve option 2 of the proposed code amendment as it prohibits the use of boundary line adjustments in conjunction with large lot segregations.
- 1.10. On July 2, 2007, following the earlier hearing of the proposed code amendment, the Board of Okanogon County Commissioners conducted a public hearing for the moratorium. The Board motioned to lift the moratorium.

### SECTION 2 SUBDIVISION CODE AMENDMENT

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

Based on the Findings and Recitals cited herein, Okanogan County Code Chapter 16, Section 16.04.070, 16.04.080, 16.08.095 and 16.10.010 is hereby amended.

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

**16.04.070 Exemptions**

Pursuant to Chapter 58.17.040 RCW, the provisions of this title shall not apply to:

II., C. Exempt segregations which are physically or functionally related, together creating five (5) or more parcels, must comply with the provisions of 16.10 "Large Lot Segregations"; and

**16.04.080 Boundary Line Adjustment**

The Okanogan County Office of Planning & Development Director is Administrator of this title. The administrator or the administrator's designee may approve boundary adjustments under the following circumstances:

5. The Boundary Line Adjustment process cannot be used in conjunction with Large Lot Segregations in order to adjust parcels to less than 20 acres, or 1/32 of a section of land, as referenced in OCC 16.10.010.

**16.08.095 Large Lot Segregations**


When five (5) or more parcels, the smallest parcel being at least twenty (20) acres in size or 1/32 of a section of land, are created from a parent parcel or through a series of exempt actions (according to 16.04.070, 2) that are physically or functionally related.

**16.10.010 Applicability**

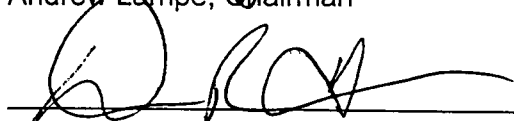
When five (5) or more parcels of land, the smallest of which is at least 20 acres in size (or 1/32 of a section if the land is capable of description as a fraction of a section of land), are proposed to be created from a parent parcel. The Large Lot Segregation needs to be approved prior to the sale of individual parcels. Boundary Line Adjustments must not be used in conjunction with Large Lot Segregations in order to adjust lots less than 20 acres in area or one-thirty second of a section of land, without the filing of a short plat, long plat or planned development.

DATED at Okanogan, Washington this 2 day of July, 2007.

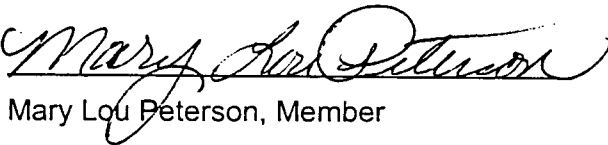
**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**



Andrew Lampe, Chairman



Don (Bud) Hover, Member



Mary Lou Peterson, Member

ATTEST:



Brenda Crowell, Clerk of the Board