

# OKANOGAN COUNTY

## Ordinance 2008-2

### *AN ORDINANCE AMENDING THE CHECHAQUO RANCH PLANNED UNIT DEVELOPMENT; REMOVING LOT USE DESIGNATIONS AND ADDING TOURIST RESIDENTIAL LOT USE DESIGNATIONS.*

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

- 1.1. The Okanogan County Planning Department received an application for a planned unit development modification from Doug and Kristine Forbes and the Chechaquo Ranch homeowners association. The application proposes to take 11.23 acres and create 5 tourist residential lots ranging from 1.01 acres to 1.38 acres, while creating 5 acres of common open space. The proposal also calls for the de-designation of 2 lots on which the project is located.
- 1.2. The subdivision proposal is located on two pre-existing lots. They are currently designated as "Treatment Plant Site (Open Space)" and "Tract D (Condo)" by the Chechaquo Ranch Planned Unit Development, PUD 84-3.
- 1.3. The treatment plant site was originally created in order to house a large community waste water treatment facility. This was done in anticipation of the Early Winters Ski Area, which could have caused a higher level of density within the Mazama area than what has occurred. The waste treatment plant was never constructed.
- 1.4. The Treatment Plant Site will be re-designated for tourist-residential use, as are a majority of the individual lots within Chechaquo Ranch Planned Unit Development.
- 1.5. The Chechaquo Ranch Planned Unit Development was originally approved for 39 condominium units to be shared between Tracts A & D. Tract A has since been subdivided into four lots, extinguishing its condominium rights. This proposal extinguishes the remaining condominium rights to Tract D. The density of the Chechaquo Ranch Planned Unit Development is decreased by de-designating the use of condominiums from Tract D.
- 1.6. Tract D will be re-designated for tourist-residential use, as are a majority of the individual lots within Chechaquo Ranch Planned Unit Development.
- 1.7. The proposal is located on property designated under "Upper Methow Valley Comprehensive Plan";
- 1.8. As stated in paragraph 1.5, above, the owner of Tract A (Excellent Adventure LLC) has subdivided Tract A into four lots (Lots A-1 through A-4, Chechaquo Ranch PUD), thereby reducing density from 24 condominiums to 4 single family residences. Excellent Adventure LLC is also a co-owner of Lot 29, Chechaquo Ranch PUD, comprised of 1.25 acres, and on the face of the Chechaquo Ranch PUD plat the following restriction appears:

“TOTAL AREA LOT 29 RESERVED FOR FUTURE DRAINFIELD AND REPAIR FOR THE MAZAMA COUNTRY INN, UNTIL SUTCH (SIC) TIME AS A COMMUNITY SEWER SYSTEM SERVES SAID INN AND PUD. AT SUTCH (SIC) TIME SAID LOT 29 WILL REVERT BACK TO ITS ORIGINAL INTENT AS A BUILDABLE RESIDENTIAL TRACT OF LAND.”

The elimination of this restriction on Lot 29 would be more than compensated by the reduction in density resulting from the subdivision of Tract A into four lots.

- 1.9. The Chechaquo Ranch Planned Unit Development, PUD 84-3, was filed in accordance with Okanogan County Zoning Ordinance 79-8. According to Ordinance 79-8, planned unit developments are filed as rezones creating a zone map amendment. The De-designation of lots (Waste Treatment Site and Condominium Tract D) must be processed as a request for a rezone.
- 1.10. A State Environmental Policy Act (SEPA) Final Determination of Non-significance was issued by the responsible SEPA Official on February 11, 2008, as authorized under WAC 197-11. This determination was not appealed, and is final;
- 1.11. On March 10, 2008, the Okanogan County Regional Planning Commission conducted public hearing for this the Forbes Planned Unit Development Modification, PDM 2007-8. The Planning Department updated the Planning Commission on the proposal. The Planning Commission listened to public testimony during this hearing. The Planning Commission motioned to recommend that the Board of Okanogan County Commissioners approve the proposed lot re-designation amendments to the Chechaquo Ranch Planned Unit Development. The Okanogan County Regional Planning Commission made a separate motion, recommending that the Board of Okanogan County Commissioner grant preliminary approval of the Planned Unit Development Modification including the subdivision of property and designation of open space.
- 1.12. On May 12, 2008, the Board of Okanogan County Commissioners conducted a public hearing for the Forbes Planned Unit Development Modification, PDM 2007-8. The Planning Department updated the Board of Okanogan County Commissioners on the proposal and the recommendations offered by the Okanogan County Regional Planning Commission. The Board listened to public testimony during this hearing. The Board motioned to approve the proposed lot re-designation amendments to the Chechaquo Ranch Planned Unit Development. Also, Board of Okanogan County Commissioner motioned to grant preliminary approval of the Planned Development Modification including the subdivision of property and designation of open space.
- 1.13. All comments and testimony received were reviewed and considered in analysis of this proposal;

## **SECTION 2: CHECHAQUO RANCH PLANNED UNIT DEVELOPMENT MODIFICATION**

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

Based on the Findings and Recitals cited herein, the Chechaquo Ranch PUD Treatment Plant Site (Open Space) and Tract D (Condo) are hereby re-designated as tourist residential lots,

Upon final approval of the Forbes PDM 2007-8, the final plat will show the new lot designations of "tourist residential" and "open space" for the land located within the project area, and

The aforementioned restriction on Lot 29 shall be eliminated on the final plat of the Chechaquo Ranch PUD.

DATED at Okanogan, Washington this 21<sup>st</sup> day of July, 2008.

**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**



Mary Lou Peterson

Mary Lou Peterson, Chair

Don (Bud) Hover

Don (Bud) Hover, Member

**ATTEST:**

Brenda Crowell  
Brenda Crowell, Clerk of the Board

Andrew Lampe  
Andrew Lampe, Member