

Okanogan County

Ordinance 2008-3

AN ORDINANCE AMENDING OFFICIAL ZONING MAP FOR OKANOGAN COUNTY ADDING AN ADDITIONAL PLANNED DEVELOPMENT ZONE FOR THE METHOW VALLEY VIEW PLANNED DEVELOPMENT 2008-1.

SECTION 1: FINDINGS AND RECITALS

- 1.1. The applicant proposes a planned development, rezoning approximately 30.16 acres and subdividing 8 lots.
- 1.2. The comprehensive plan designation of the property is "Methow Valley Sub-unit A-4, Rockview/Big Valley".
- 1.3. The zoning designation of the property is "Rural Residential" and "Low-Density Residential" and will become "Planned Development".
- 1.4. A development agreement is proposed, defining the zoning within the planned development.
- 1.5. The property is located within Fire District 6.
- 1.6. This long plat application was initiated under, and subject to, all applicable provisions of Okanogan County Code.
- 1.7. The subdivision process is authorized and outlined in Okanogan County Code, Chapter 16.16, (Pre-application Procedures), 16.20 (Preliminary Plats), and 16.24 (Final Plats).
- 1.8. On February 15, 2008, an application for a Planned Development was submitted. The application was vested on March 14, 2008.
- 1.9. Notice of the application was mailed to commenting agencies on March 18, 2008.
- 1.10. Notice of application and public hearing were mailed to adjacent landowners and interested parties on March 18, 2008.
- 1.11. Notice of application was published in Gazette Tribune (Okanogan County's legal periodical of record) on March 19, 2008, and the Methow Valley News on March 20, 2008.
- 1.12. Notice of public hearing was published in Gazette Tribune (Okanogan County's legal periodical of record) on April 24, 2008, and the Methow Valley News on April 19, 2008.
- 1.13. On March 20, 2008 an environmental threshold (preliminary) Mitigated Determination of Non-Significance was issued. The comment period ended April 7, 2008.
- 1.14. On April 24, 2008 a final Mitigated Determination of Non-Significance was issued. The appeal period ended May 12, 2008.

- 1.15. The Okanogan County Regional Planning Commission conducted a public hearing on May 19, 2008. From this public hearing the Planning Commission offered a recommendation to the Board of Okanogan County Commissioners.
- 1.16. The Board of Okanogan County Commissioners conducted a public hearing in order to review the Planned Development. At this time the Board considered the recommendation of the Okanogan County Regional Planning Commission.

SECTION 2: ZONING MAP AMENDMENT

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

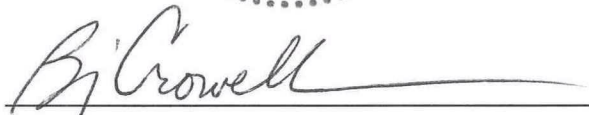
Based on the Findings and Recitals cited herein, the official Okanogan County Zoning Map is hereby amended as shown in "Attachment A".


DATED at Okanogan, Washington this 22 day of July, 2008.

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**



ATTEST:


Brenda Crowell, Clerk of the Board


Andrew Lampe, Member


Don (Bud) Hover, Member


Mary Lou Peterson, Chair

Attachment A