

**Okanogan County  
Ordinance No. 2008-8**

**AN ORDINANCE AMENDING OKANOGAN COUNTY CODE CHAPTER 17.19 "PLANNED DEVELOPMENTS"; AMENDING CLUSTERING REQUIREMENTS IN ORDER TO BE CONSISTENT WITH OPEN SPACE REQUIREMENTS.**

**SECTION 1: FINDINGS AND RECITALS**

- 1.1. The proposed code amendment modifies Okanogan County zoning code section 17.19. The amendment modifies clustering requirements within planned developments.
- 1.2. On February 6, 2008, information regarding the proposed code amendment was forwarded to appropriate public agencies for their respective review and comment.
- 1.3. On February 6 and 7, 2008, public notice of the proposed code amendment, public hearing, and SEPA environmental determination was published in the Omak Chronicle, Methow Valley News, and Okanogan County's legal periodical of record, the Oroville Gazette Tribune.
- 1.4. Information regarding the proposed code amendment has been forwarded to those persons requesting additional information.
- 1.5. A threshold (preliminary) environmental determination of non-significance was issued by the Okanogan County responsible SEPA official on February 6, 2008, as authorized under WAC 197-11. The comment period ended as of February 27, 2008.
- 1.6. A final environmental determination of non-significance was issued by the Okanogan County responsible SEPA official on February 28, 2008, as authorized under WAC 197-11. The determination appeal period ends March 17, 2008. On that same day, notice of the final determination was published in Okanogan County's legal periodical of record, the Oroville Gazette Tribune. Notice of the final SEPA determination was published in the Omak Chronicle, Methow Valley News, Quad City Herald, and Star Newspaper on February 27, 2008.
- 1.7. The Okanogan County Regional Planning Commission conducted a public hearing for the proposed code amendment. At this time, the Planning Commission allowed public testimony.
- 1.8. The Board of Okanogan County Commissioners conducted a public hearing for the proposed code amendment. At this time the Board of Commissioners allowed public testimony.

**SECTION 2: ZONING CODE AMENDMENT**

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

Based on the Findings and Recitals cited herein, Okanogan County Code Chapter 17, Section 17.19.037 is hereby amended.

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

**17.19.037 Clustering Requirements**

2. To accomplish tight clustering, up to 25% (50% within the Minimum Requirement Agricultural-Residential zoning districts) of the total area of the PD may be designated as zone(s) of influence. The boundary of a Zone of Influence shall be linear or convex. Structures within the zone of influence must be a minimum of 50 feet from the outer boundary of the Zone of Influence. Where geographic, topographic or natural resource constraints exist, concave boundaries or an increase of 5% may be permitted at the recommendation of the Office of Planning and Development and at the discretion of the Planning Commission.

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

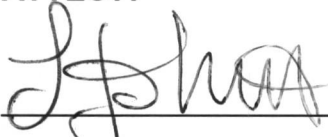
**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**




  
\_\_\_\_\_  
Andrew Lampe, Member

  
\_\_\_\_\_  
Don (Bud) Hover, Member

**ATTEST:**

  
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Brenda Crowell, Clerk of the Board

  
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Mary Lou Peterson, Chair