

Okanogan County Commissioners'
Ordinance No. 2013 - 11

**AMENDING THE OKANOGAN COUNTY OFFICIAL ZONING MAP FOR THE WOLFCREEK
BC PLANNED DEVELOPMENT 2013-1**

SECTION 1: FINDINGS AND RECITALS

- 1.1. The comprehensive plan designation is "Methow valley Sub Unit A-5 Wolf Creek".
- 1.2. The current zone designation is "Rural Residential".
- 1.3. The applicant proposes a planned development, which rezones property in order to accommodate future development.
- 1.4. This planned development application was processed in accordance with OCC 17.19 "Planned Developments" and OCC Title 18.05 "Development Agreements".
- 1.5. The Okanogan County SEPA Responsible Official issued a final determination of non-significance in accordance with OCC 14.04 "Environmental Policy".
- 1.6. The Okanogan County Regional Planning Commission conducted a public hearing on August 26, 2013. The Planning Commission recommends approval to the Board of County Commissioners.
- 1.7. The Board of County Commissioners conducted a public hearing at which time they considered the recommendation of the 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 15th day of October, 2013.

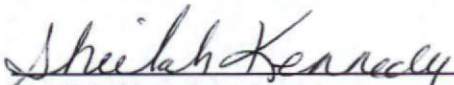


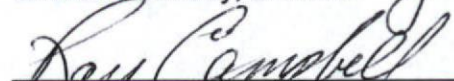
ATTEST:


Laleña Johns, Clerk of the Board

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**

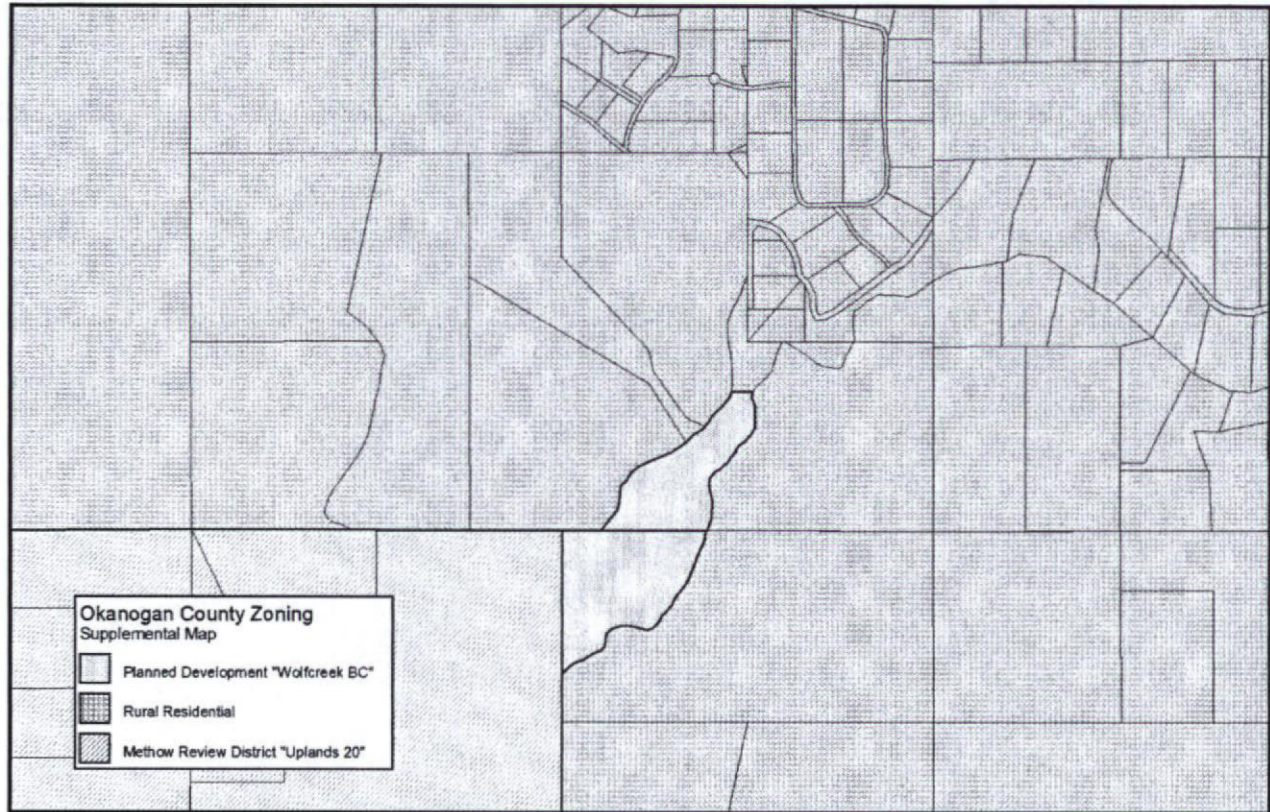

Jim DeTro, Chair, Chairman


Sheilah Kennedy, Member


Ray Campbell, Member

Attachment A

Zone Map



Legal Description

That portion of Government Lot 2, Section 6, Township 34 North, Range 21 East Willamette Meridian lying North and West of the thread of Wolfe Creek and that portion of the Southeast Quarter of the Southeast Quarter and Southwest Quarter of the Southeast Quarter of Section 31, Township 35 North, Range 21 East, Willamette Meridian, Lying South and East of Okanogan County Road No. 1145 North and West of the thread of Wolfe Creek being more particularly described as follows;

BEGINNING at the One-quarter corner common to said Sections 6 and 31, thence along the west line of said Government Lot 2 South $00^{\circ}02'23''$ East a distance of 897.15 feet to said Thread of Wolfe Creek;

Thence along said Thread North $89^{\circ}11'29''$ East a distance of 114.60 feet;

Thence North $79^{\circ}00'37''$ East a distance of 37.62 feet;

Thence North $64^{\circ}57'40''$ East a distance of 44.76 feet;

Thence North $73^{\circ}18'25''$ East a distance of 50.53 feet;

Thence North $52^{\circ}28'48''$ East a distance of 45.92 feet;

Thence North $39^{\circ}04'25''$ East a distance of 46.81 feet;

Thence North $23^{\circ}22'40''$ East a distance of 109.30 feet;

Thence North $55^{\circ}50'35''$ East a distance of 46.32 feet;

Thence North $81^{\circ}39'55''$ East a distance of 35.07 feet;

Thence South $74^{\circ}45'05''$ East a distance of 121.58 feet;

Thence South $89^{\circ}55'24''$ East a distance of 67.41 feet;

Thence North $72^{\circ}02'37''$ East a distance of 28.36 feet;

Thence North $36^{\circ}41'10''$ East a distance of 58.35 feet;

Thence North 43°04'09" East a distance of 266.03 feet;
 Thence North 29°32'55" East a distance of 182.05 feet;
 Thence North 13°15'19" East a distance of 20.67 feet;
 Thence North 02°44'24" West a distance of 21.62 feet;
 Thence North 24°54'54" East a distance of 48.57 feet;
 Thence North 30°38'10" East a distance of 37.74 feet;
 Thence North 24°30'18" East a distance of 70.90 feet;
 Thence North 62°45'52" East a distance of 48.44 feet;
 Thence North 35°01'31" East a distance of 61.85 feet;
 Thence North 03°14'22" East a distance of 113.06 feet;
 Thence North 06°48'16" West a distance of 170.30 feet;
 Thence North 15°18'55" West a distance of 74.29 feet;
 Thence North 34°13'53" East a distance of 217.01 feet;
 Thence North 43°15'41" East a distance of 45.60 feet;
 Thence North 31°04'58" East a distance of 49.20 feet;
 Thence North 44°34'30" East a distance of 77.50 feet;
 Thence North 36°33'11" East a distance of 45.19 feet;
 Thence North 36°33'11" East a distance of 22.33 feet;
 Thence North 22°33'27" East a distance of 115.92 feet;
 Thence North 08°44'58" West a distance of 132.78 feet;
 Thence North 00°01'53" East a distance of 57.98 feet;
 Thence North 42°14'25" East a distance of 49.69 feet to the south line of the North 304.82 feet;
 Thence along said south line South 89°43'43" West a distance of 72.22 feet to the West line of
 said Southeast Quarter of the Southeast quarter;
 Thence continuing along said South line of said 304.82 feet South 89°43'43" West a distance of
 121.49 feet to the centerline of said Okanogan County road No. 1145;
 Thence along said centerline South 19°21'31" West a distance of 93.61 feet;
 Thence South 38°11'44" West a distance of 73.22 feet;
 Thence South 43°05'59" West a distance of 74.12 feet;
 Thence South 36°06'51" West a distance of 75.82 feet;
 Thence South 44°48'23" West a distance of 53.59 feet;
 Thence South 52°42'50" West a distance of 69.76 feet;
 Thence South 53°40'03" West a distance of 107.79 feet;
 Thence South 58°08'22" West a distance of 83.92 feet;
 Thence South 65°23'11" West a distance of 72.26 feet;
 Thence South 67°31'55" West a distance of 77.81 feet;
 Thence South 67°21'18" West a distance of 61.44 feet;
 Thence South 59°50'56" West a distance of 74.02 feet;
 Thence South 46°37'18" West a distance of 55.76 feet;
 Thence South 31°46'29" West a distance of 81.63 feet;
 Thence South 17°34'06" West a distance of 47.20 feet;
 Thence South 05°14'36" West a distance of 55.38 feet;
 Thence South 04°33'55" West a distance of 37.78 feet;
 Thence South 13°02'21" West a distance of 36.24 feet;
 Thence South 29°43'40" West a distance of 38.45 feet;
 Thence South 38°06'09" West a distance of 89.82 feet;
 Thence South 38°53'16" West a distance of 84.52 feet to the Section line common to said
 Sections 6 and 31;
 Thence along said line South 89°40'37" West a distance of 273.83 feet to the POINT OF
 BEGINNING containing 27.16 acres more or less.