

Okanogan County Commissioners

Ordinance No. 2014 - 2

AMENDING THE OKANOGAN COUNTY ZONING MAP FOR DURPOS LONG PLAT 2013-3.

Whereas: Vance Durpos submitted an application for a rezone and subdivision in order to accommodate future residential development.

Whereas: The property in question is located east of Omak along Engh Road. The comprehensive plan designation is "Suburban Residential". The zone designation is "Minimum Requirement". The proposed zone designation is "Urban Residential".

Whereas: The rezone and long plat applications were consolidated for concurrent review. The long plat application was processed in accordance with OCC Title 16 "Subdivisions" and the rezone application was processed in accordance with OCC 17.37 "Amendment of Zoning Code".

Whereas: The Okanogan County Hearings Examiner conducted a public hearing. The Okanogan County Hearings Examiner issued conditional approval of the long plat and rezone.

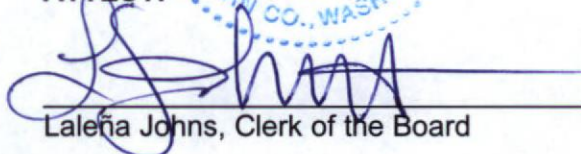
Whereas: The rezone results in an amendment to Okanogan County's official zone map. Amendments to Okanogan County's official zone map must be approved by Ordinance of the Board of County Commissioners. The Board of County Commissioners conducted a closed record hearing at which time they considered the final decision of the Hearings Examiner.

Be it Therefore Ordained: The Board of Okanogan County Commissioners approves amendments to the official Okanogan County Zoning Map as shown in "Attachment A".

DATED at Okanogan, Washington this 24th day of February, 2014.

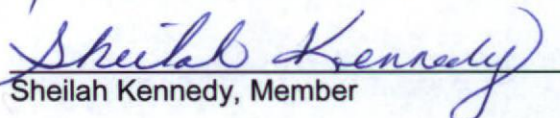


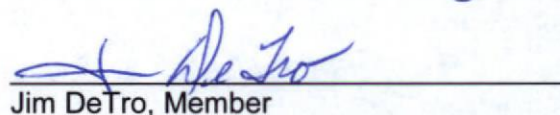
ATTEST:


Laleña Johns, Clerk of the Board

**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**

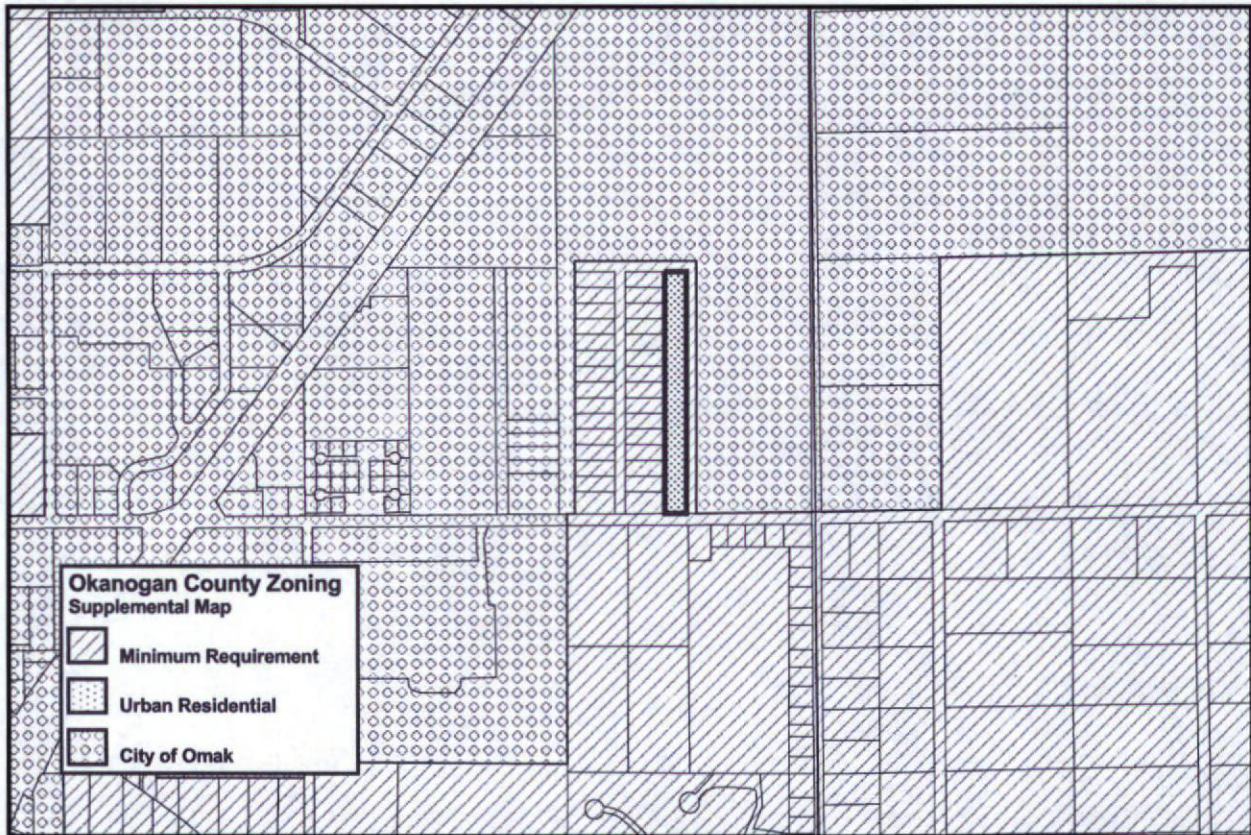

Ray Campbell, Chairman


Sheilah Kennedy, Member


Jim DeTro, Member

Attachment A

Zone Map



Legal Description

LOT 16, PLAT OF OMAK NORTH #1, PHASE ONE, AS PER PLAT THEREOF RECORDED IN BOOK 'H' OF PLATS SECTION 3, AT PAGE 63, RECORDS OF THE AUDITOR OF OKANOGAN COUNTY, WASHINGTON.

Attachment B

The following are findings of fact:

1. A complete application for a Zone Map Amendment and Long Plat has been submitted by Vance Durpos. The application was vested as "Durpos Long Plat 2013-3".
2. The application proposes rezoning property to Urban Residential and subdividing the property for the purpose of creating 15 lots.
3. The subject property is identified by tax parcel number 6510021600.
4. The comprehensive plan designation is "Suburban Residential".
5. The current zone designation is "Minimum Requirement". The proposed zone designation is "Urban Residential".
6. Applications for zone map amendments are processed in accordance with OCC 17.37 "Amendment of Zoning Code".
7. Applications for long plats are processed in accordance with OCC Title 16 "Subdivisions".
8. On December 3, 2013 a complete application for a planned development was received and vested.
9. On December 10, 2013 notice of application and threshold SEPA determination was mailed to adjacent landowners and commenting agencies for their respective review and comment.
10. On December 11, 2013 notice of application and threshold SEPA determination was published in the Omak Chronicle (Okanogan County's periodical of record).
11. On December 26, 2013 the SEPA comment period ended.
12. On December 27, 2013 the final SEPA determination was issued. On January 1, 2014 notice of the final SEPA determination and public hearing was published in the Omak Chronicle (Okanogan County's periodical of record).
13. On January 16, 2014 the SEPA appeal period ended.
14. On January 15, 2014 3 notices of public hearing were posted on and near the property and 1 notice was posted in the Omak US Post Office.
15. On January 17, 2014 a Staff Report was prepared by the Office of Planning and Development and transmitted to Okanogan County Hearings Examiner. A copy of that report was also transmitted to the applicant.
16. On January 23, 2014 the Okanogan County Hearings Examiner conducted a public hearing for this project. At this hearing, public was given opportunity to enter testimony and written comments into the record.
17. From information entered into the record of the public hearing, the Okanogan County Hearings Examiner approved the application for the subdivision. This decision was forwarded to the Board of Okanogan County Commissioners.
18. On February 24, 2014 the Board of Okanogan County Commissioners conducted a closed record hearing at which time they reviewed the decision of the Hearings Examiner in consideration of whether to approve an ordinance which would approve Okanogan County's zone map.

Attachment C

The following are conclusions of law:

1. An application was submitted by Vance Durpos in order to create a subdivision (long plat) of his property near the City of Omak. The application also includes an application for a rezone to Urban Residential in order to allow creation of 15 conforming lots on 4.33 acres. Vance Durpos is the applicant and landowner.
2. The property is 4.33 undeveloped acres and is Lot 16 Block 2 of the plat of Omak North #1 approved in 1985. This property is accessed from Lindell Road (platted road) which intersects Engh Road approximately ½ mile east of the intersection with Highway 97. The City of Omak municipal boundary is located approximately 500 feet west and 60 feet east.
3. Development of this subdivision will include construction of miscellaneous infrastructure such as improving Lindell road, connection to the Sandflat Water Association Group-A water system, soil evaluation test hole inspections (in preparation of future individual septic systems), installation of various utilities such as electricity and telephone, land survey & monumentation, grading and site preparation, and various other improvements. Some of these improvements are necessary in order to comply with the County's subdivision requirements while others are not.
4. The Comprehensive Plan designation is "Suburban Residential". The proposal to amend Okanogan County's zone map to designate the subject property as "Urban Residential" is consistent with the Okanogan County's Comprehensive Plan.
5. The long plat application and is consistent with the Okanogan County Zone Code, specifically OCC 17.15 "Urban Residential".
6. A final SEPA Determination of Non-Significance (DNS) was issued by the Okanogan County SEPA responsible official in accordance with OCC 14.04 "Environmental Policy". All comments received during the comment period were evaluated for consideration of the final SEPA determination. The final SEPA determination was not appeal and is final.
7. Comments from the public and state, federal, and local agencies were received, reviewed, and considered in analysis of this proposal.
8. The subdivision can be made compatible with the surrounding neighborhood by requiring appropriate conditions of approval.
9. The conditions imposed are not unnecessarily onerous.
10. The conditions imposed will protect public health, safety, morals, and general welfare.
11. All procedural application review requirements have been met thus far in accordance with OCC Title 16 "Subdivisions".
12. All procedural application review requirements have been met thus far in accordance with OCC 17.37 "Amendment of Zoning Code".