

**Okanogan County Commissioners  
Ordinance No. 2014 - 4**

**ESTABLISHING MINIMUM ACREAGE FOR PLANNED DEVELOPMENTS WITHIN RURAL  
RESIDENTIAL AND LOW-DENSITY RESIDENTIAL ZONE DISTRICTS**

**Whereas:** Okanogan County Code requires twice the minimum lot size in order to qualify for planned developments within the Methow Review zone district.

**Whereas:** The Mazama Advisory Committee requests that the Board of Okanogan County Commissioners consider amendments to Okanogan County Code in order to require twice the minimum lot size in order to qualify for planned developments within the Rural Residential and Low-Density Residential zone districts.

**Whereas:** The proposed code amendment was made available to the public and government agencies, and was published in Okanogan County's legal periodical of record.

**Whereas:** The Okanogan County Regional Planning Commission conducted an open record public hearing at which time they considered all written comments and verbal testimony. The Planning Commission offered a recommendation to the Board of Okanogan County Commissioners.


**Whereas:** The Board of Okanogan County Commissioners conducted an open record public hearing at which time they considered all written comments and verbal testimony.

**Be it Therefore Ordained:** The Board of Okanogan County Commissioners approves amendments to Okanogan County Code section 17.19.030(a)(1) in order to establish a minimum acreage for Planned Developments located within the Rural Residential and Low-Density Residential zone districts, as shown in attachment A. This decision is supported by findings of fact (attachment B) and conclusions of law (attachment C).

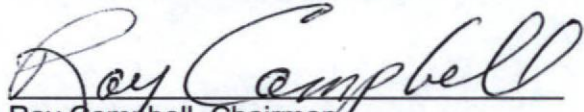
DATED at Okanogan, Washington this 24<sup>th</sup> day of March, 2014.

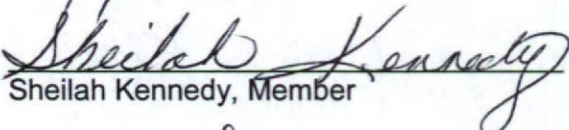


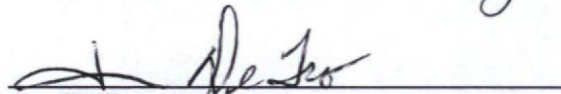
**ATTEST**

  
Lalena Johns, Clerk of the Board

**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**

  
Ray Campbell, Chairman

  
Sheilah Kennedy, Member

  
Jim DeTro, Member



## **Attachment A**

Okanogan County Code Chapter 17.19 "Planned Developments"  
Amended code section with track changes

### **17.19.030 Minimum area, maximum density, open space, height and setbacks**

A planned development is an alternative to traditional subdivision, and may serve as an alternative method to fulfill the requirements of subdivision set forth in Chapter 58.17 RCW, which allows and encourages clustered or common structures, shared access roads and utilities, increased provision of open space and protection of significant environment features to produce a more economical and environmentally sensitive development.

#### **A. Specifications.**

1. In Methow Review District 5 (MRD 5) and Methow Review District 20 (MRD 20), Rural Residential and Low-Density Residential zone districts, planned developments shall require twice the minimum lot area of the underlying district.
2. In Methow Review District 1 (MRD 1), Methow Review District 12,500 (MRD 12,500), a minimum lot area of five acres is required.
3. In the minimum requirement district and agricultural residential, a minimum lot area of 10 acres is required.
4. a. Base Density. Base residential density for all planned developments is 150 percent of the density of the underlying district.  
  
b. Density Bonus. Up to 200 percent of the density of the underlying district may be earned if any of the incentive features contained in subsection 5 below are included as part of the planned development design.
5. Incentive Features. The maximum residential density can be earned only when incentive features totaling 50 percent or more are part of the planned development design. The residential density may, in no case, exceed 200 percent of the density in the underlying district.

Number	Incentive Feature	%
1	90% or more of total acreage in open space	5%
2	50% or more of total acreage dedicated to conservation open space	5%
3	75% or more of total acreage dedicated to conservation open space	15%
4	Innovative water conservation measures	5%
5	Innovative road design/shared access	5%
6	Architectural design/rural character	5%
7	Prohibit wood burning devices (not including pellet stoves)	10%
8	Wildlife and vegetative enhancement (screening, planting, feeding program)	5%



9	Conservation easement(s) given to a public agency or nonprofit organization established for these purposes	10%
10	Wildfire protection design measures (e.g., noncombustible roofing materials, planting low-growing native species that are less flammable, electrical services underground, good access for emergency vehicles, etc.)	5%
11	Innovative energy conservation (solar, transportation etc.)	5%
12	60% or more of the PD property has been assembled from parcels which are substandard lots (i.e., assembled from lots less than current minimum lot size)	20%
13	PD is served by sanitary sewer system	10%
14	PD includes provisions for multi-use trails (except trails for vehicles with internal-combustion-powered engines)	5%
15	Innovative visual screening (For non-single-family residential structures, parking is not visible from any public road or public vantage point)	5%
16	Open space abuts adjacent dedicated open space (minimum abutment 200 feet)	10%

6. Open space shall be at least 75 percent of the PD which may be comprised of 50 percent individually owned open space and 50 percent common open space, except in minimum requirement district and agricultural-residential district where the amount of open space shall be recommended by the planning commission and approved by the board of county commissioners but in no case shall be less than 50 percent of the parcel area.
7. Maximum building height = 35 feet.
8. Perimeter setbacks for the PD shall be the same as the underlying district or 50 feet, whichever is greater.

B. During review of planned developments the planning commission shall recommend incentive density bonus based on their determination of the merit of the incentive features listed in (A)(5) above.

In the approval of any planned development, the board of county commissioners shall determine, based on the record and the planning commission recommendation, the merit of the incentive feature proposed, the final incentive density bonus granted.

C. Employee Housing. Mixed use and commercial PDs shall have one employee housing unit for each 30 rentable units or each 5,000 square feet (aggregate) of commercial structures. Required employee housing will not be counted against density requirements.



## **Attachment B**

The following are findings of fact:

1. Okanogan County Code 17.19.030(A) requires a minimum total acreage for Planned Developments located within specific zone districts.
2. Prior to an area-wide rezone in 2000, those areas currently zoned Rural Residential and Low-Density Residential were zoned Methow Review District Valley Floor 5 and Methow Review District Uplands 20.
3. Okanogan County Code 17.19.030(A)(1) requires twice the minimum lot size in order to qualify for a Planned Development within the Methow Review District Valley Floor 5 and Methow Review District Uplands 20 zone districts.
4. On November 19, 2012, The Board of Okanogan County Commissioners received a letter requesting Okanogan County to require minimum acreage for Planned Developments located within the Rural Residential zone district.
5. The Board of Okanogan County Commissioners instructed the Office of Planning and Development to process an amendment to Okanogan County's Planned Development code (OCC 17.19 "Planned Developments") in order to adopt minimum acreage requirements for Planned Developments located within the Rural Residential and Low-Density Residential zone districts.
6. On January 17, 2014, Okanogan County's SEPA Responsible Official issued a threshold SEPA determination in accordance with WAC 197-11-340. On February 5, 2014, the SEPA comment period ended. On January 21, 2014, notice of the proposed code amendment including the threshold SEPA determination and Planning Commission hearing was forwarded to various public agencies. On January 22, 2014, notice of the proposed code amendment including the threshold SEPA determination and Planning Commission hearing was published in the legal notice sections of the Omak Chronicle (Okanogan County's legal periodical of record) and the Methow Valley News.
7. On February 7, 2014, Okanogan County's SEPA Responsible Official issued a final SEPA determination in accordance with WAC 197-11-340. On February 10, 2014, notice of the proposed code amendment including the final SEPA determination and Planning Commission hearing was forwarded to various public agencies. On February 12, 2014, notice of the proposed code amendment including the final SEPA determination and Planning Commission hearing was published in the legal notice sections of the Omak Chronicle (Okanogan County's legal periodical of record) and the Methow Valley News. On February 27, 2014, the SEPA appeal period ended. No appeals were received. The determination stands.
8. On February 24, 2014, the Okanogan County Regional Planning Commission conducted a public hearing for this code amendment. At this time, the Planning Commission considered all written comments and testimony. After considering all information in the record for this code amendment, the Okanogan County Regional Planning Commission motioned to offer a recommendation of approval to the Board of Okanogan County Commissioners.
9. On March 24, 2014, the Board of Okanogan County Commissioners conducted a public hearing for this code amendment. At this time, the Commissioners considered all written comments and testimony. After considering all information in the record for this code amendment, the Commissioners motioned to approve the code amendment.



### **Attachment C**

The following are conclusions of law:

1. This code amendment process would cause adoption minimum acreage requirements for Planned Developments located on lands zoned Rural Residential and Low-Density Residential. Those amendments to Okanogan County Code are found in OCC 17.19.030(A)(1).
2. The amendments would be consistent with similar minimum acreage requirements for Planned Developments located within the Methow Review District Valley Floor 5 and Methow Review District Uplands 20.
3. The code amendment process is authorized and outlined in OCC 17.37 "Amendment of Zoning Code".
4. The proposed amendment applies to those lands designated under the "Okanogan County Comprehensive Plan", the "Methow Valley Addendum to the Okanogan County Comprehensive Plan", and the "Upper Methow Valley Comprehensive Plan". The proposed code amendment is consistent with the goals and policies of these plans.
5. The SEPA Responsible Official issued a Determination of non-Significance for this this process in accordance with WAC 197-11-340.
6. Approval of the proposed code amendment is in the interest of public health, safety and general welfare of the citizens of Okanogan County.
7. All comments received have been reviewed by staff, reviewed by the hearing bodies, and considered in analysis of the proposed amendment. All public testimony has been considered for this code amendment.