

OKANOGAN COUNTY

ORDINANCE NO. 2018 - 16

AMENDING OKANOGAN COUNTY'S ZONE MAP FOR  
LESTER PLANNED DEVELOPMENT 2017-1

SECTION 1: FINDINGS AND RECITALS

**WHEREAS**, the comprehensive plan designation is "Methow Valley More Completely Planned Area".

**WHEREAS**, the current zone designation is "Methow Review District Valley Floor 5".

**WHEREAS**, the applicant proposes a planned development which rezones property in order to accommodate nightly rentals.

**WHEREAS**, this planned development application was processed in accordance with OCC 17.19 "Planned Developments" and OCC Title 18.05 "Development Agreements".

**WHEREAS**, the Okanogan County SEPA Responsible Official issued a final determination of non-significance in accordance with OCC 14.04 "Environmental Policy".

**WHEREAS**, the Okanogan County Hearing Examiner conducted an open record public hearing. The Hearing Examiner approved the planned development application but lacks authority to amend the County's zone map.

**WHEREAS**, the Board of County Commissioners conducted a closed record public hearing at which time they considered the decision of the Hearing Examiner.

SECTION 2: ZONE MAP AMENDMENT

**BE IT THEREFOR ORDAINED**, the Board of Okanogan County Commissioners do hereby approve amendments to the official Okanogan County Zoning Map as shown in Attachment A. This decision which is supported by findings of fact (Attachment B) and conclusions of law (Attachment C).

DATED at Okanogan, Washington this 19 day of November, 2018.



ATTEST:

Lalena Johns, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON

Jim DeTro, Chairman

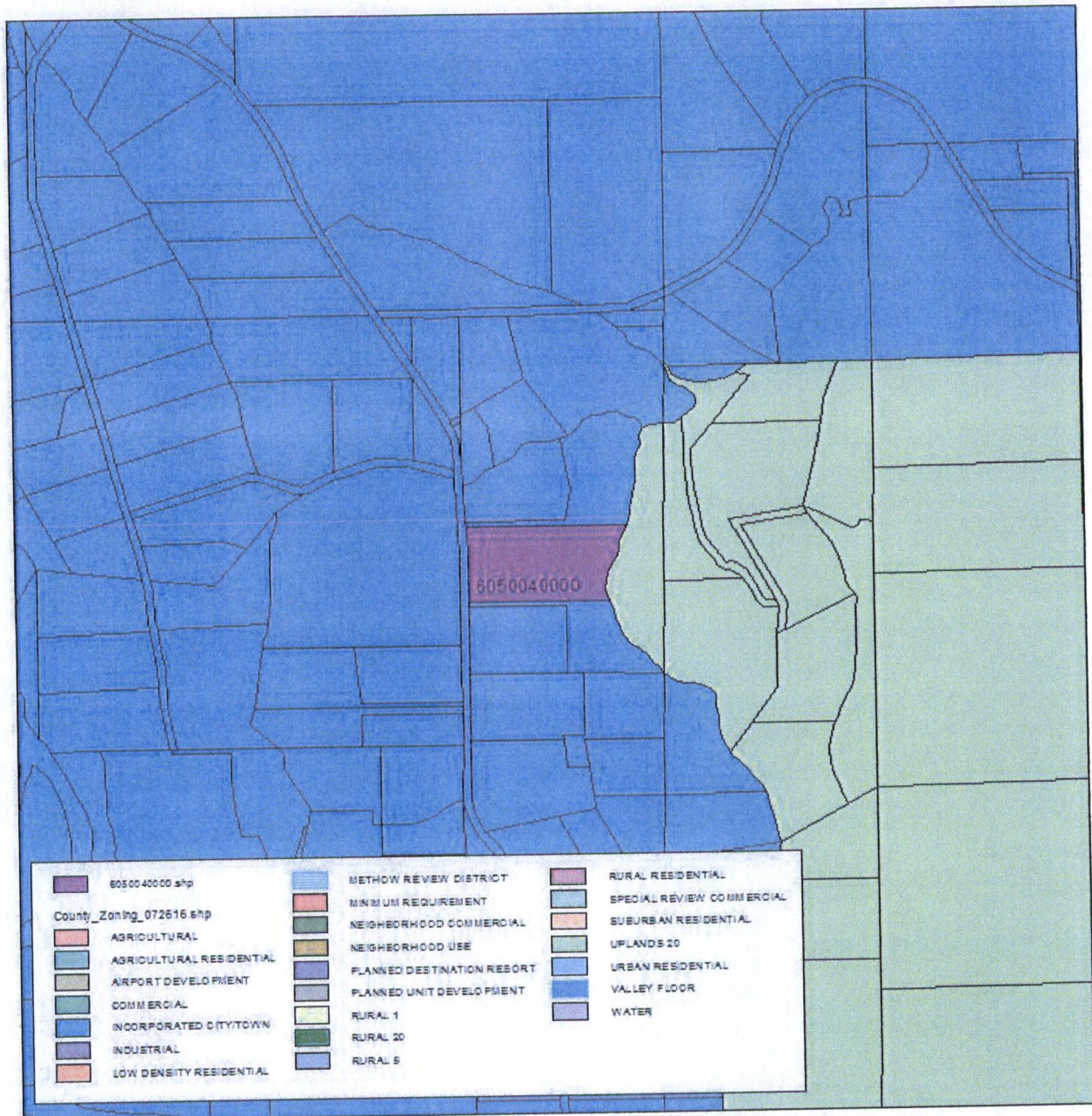
Andy Hover, Member

Chris Branch, Member



## Attachment A

### Zone Map



### Legal Description

LOT 4 OF THE PLAT OF L9 AS LOCATED IN THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH RANGE 21 EAST, W.M.,  
OKANOGAN COUNTY, WASHINGTON.



## Attachment B

The following are findings of fact:

- 1) An application for a Planned Development has been submitted by Kory Lester.
- 2) The application proposes creating 1 residential lot and open space. Nightly rentals would be permitted within residence.
- 3) The subject property is identified by tax parcel number 6050040000.
- 4) The comprehensive plan designation is Methow Valley More Completely Planned Area Sub Unit B.
- 5) The current zone designation of the property is Valley Floor MRD VF 5. The proposed zone designation of the property is Planned Development.
- 6) Applications for Planned Developments are processed in accordance with OCC 17A.200 "Planned Developments".
- 7) On January 5, 2017 an application for a planned development was received.
- 8) On February 8, 2017 notice of application and threshold SEPA determination was mailed to adjacent landowners and commenting agencies for their respective review and comment.
- 9) On February 8, 2017 notice of application and public hearing was published in the Okanogan Gazette Tribune (Okanogan County's periodical of record) and February 9, 2017 in the Methow Valley News.
- 10) On February 22, 2017, the SEPA comment period ended.
- 11) On March 17, 2017, the final SEPA determination was issued. On March 22, 2017, the determination was published in the Okanogan Gazette Tribune (Okanogan County's periodical of record) and March 23, 2017 in the Methow Valley News.
- 12) On April 4, 2017 and July 11, 2013, notice of public hearing was posted on or near the property.
- 13) On April 3, 2017 a Staff Report was prepared by the Office of Planning and Development and forwarded to the Okanogan County Hearing Examiner.
- 14) On April 13, 2017, the Okanogan County Hearing Examiner conducted a public hearing for this project. At the hearing, the public was given opportunity to enter testimony and written comments into the record.
- 15) On April 16, 2017 the Okanogan County Hearing Examiner approved the application placing appropriate conditions of approval upon the Subdivision, development agreement and the rezone.
- 16) On November 19, 2018 at 1:30 pm the Board of Okanogan County Commissioners will hold a closed record hearing in order to review the application and consider the recommendation of the Hearing Examiner.

## Attachment C

The following are conclusions of law:

- 1) A complete application was submitted by Kory Lester to create a planned development.
- 2) The Lester planned development will create 2 lots one with a residence and the other dedicated to open space. Permitted would allow the existing single family residence to be used for nightly rentals. No other uses would be permitted.
- 3) The planned development is consistent with the Okanogan County Comprehensive Plan.
- 4) The planned development is consistent with the Okanogan County Zone Code.
- 5) The subdivision can be made compatible with the surrounding neighborhood by requiring appropriate conditions of approval.
- 6) A final SEPA Determination of Non-Significance (DNS) was issued by the Okanogan County SEPA responsible official on March 17, 2017. All comments received during the comment period were evaluated for consideration of the final SEPA determination. The SEPA determination is final and adequate for this project. All SEPA procedures for this proposal have been met.
- 7) While the application has only two lots, it has been processed as a "subdivision" rather than a "short subdivision," which has slightly different requirements, the hearing examiner finds that this procedural flaw is harmless and will not affect the outcome.
- 8) The conditions imposed are not unnecessarily onerous.
- 9) The conditions imposed will protect public health, safety, morals, and general welfare.
- 10) Comments from the public and state, federal, and local agencies were received, reviewed, and considered in analysis of this proposal.
- 11) All procedural requirements have been met in accordance with OCC 17A 200 "Planned Developments", OCC Title 16 "Subdivisions", and OCC 18.05 "Development Agreements".