

OKANOGAN COUNTY COMMISSIONERS

ORDINANCE 2023 - 1

An Ordinance adopting amendments made to OCC 17A, Zoning, OCC 17A.220 District Use Chart, and the County's Official Zoning Map in the Tunk Basin, Lower Tunk Basin, and Tamarack Springs Basin all located in Water Resource Inventory Area #49.

WHEREAS: In November of 2016 the Washington State Supreme Court issued a decision cited as *Whatcom-Hirst*, 186 Wn.2d 648, 381 P.3d 1 (2016) which further defined the role of Counties in determining the legal and physical availability of water for building permits and land division applications that propose to use a permit exempt well as authorized in Revised Code of Washington 90.44.050 as the source of potable water, and

WHEREAS: The Board of County Commissioners (BOCC) has collected information regarding water availability in the Upper and Lower Tunk Basins and Tamarack Springs. Those studies include the following sources of information:

1. (USGS) Groundwater/Surface-Water Interactions in the Tunk, Bonaparte, Antoine, and Tonasket creek Subbasins, Okanogan River Basin, North Central Washington, 2008
2. (USGS) StreamStats Flood Frequency Analysis Software
3. (Entrix) Okanogan Watershed Plan Level I Technical Assessment, 2006
4. (Washington State Department of Ecology, ECY) Stream Gage Data for Tunk Creek
5. (Western Climate Mapping Initiative) WestMap Climate Analysis and Mapping Toolbox.

WHEREAS: In 2021, Okanogan County adopted a Comprehensive Plan that provides guidance for the zoning of rural lands, and

WHEREAS: Okanogan County Board of County Commissioners have determined that zoning maybe inappropriate in this area based on water availability and the Comprehensive Plan guidance, and

WHEREAS: RCW 36.70.795 allows for the adoption of interim land use controls provided a public hearing is scheduled within 60 days of date of adoption, and

WHEREAS: The Okanogan County Board of County Commissioners adopted Ordinance 2022-7 on July 19, 2022 implementing a moratorium on the division of lands within the Upper Tunk Basin, Lower Tunk Basin, and Tamarack Springs Basin all located in Water Resource Inventory Area #49 under Okanogan County Code, Title 16, and

WHEREAS: The Okanogan County Board of County Commissioners directed the Office of Planning and Development to work with the Okanogan County Planning Commission to recommend zoning density and use changes to Okanogan County Code, Chapter 17A Zoning, to the Board of County Commissioners, and

WHEREAS: A public hearing was scheduled and held on November 28, 2022 which withdrew the SEPA checklist and DNS for a proposed R20 rezone. Subsequent discussions took place with the Planning Commission and the proposal was resubmitted as a rezone to R160 which will be a new zone designation in the County zone code, and

WHEREAS: The BOCC passed ordinance 2022-10 on November 29, 2022 adding another 60 days to the moratorium to allow for a decision to be rendered, and

WHEREAS: December 28 and 29, 2022 the notice of availability of a SEPA checklist and public hearing was noticed in the news of record for the proposed rezone to the Rural 160 (R160) zone designation, and

WHEREAS: The R160 designation would only allow for 28 new parcels to be created through subdivision, eliminate 703 parcels from being further subdivided, and leave 14 parcels that could be further subdivided.

WHEREAS: The Okanogan County Planning Commission held public hearing on January 23, 2023 and heard public testimony both verbal and written, and

WHEREAS: The Okanogan County Planning Commission recommended to the Board of County Commissioners to rezone the Upper & Lower Tunk Basin and Tamarack Springs Basin to the Rural 160 zone designation including updates to Title 17A, the Okanogan County Official Zone Map and the District Use Chart to reflect the rezone and allowable uses.

WHEREAS: The Okanogan County Planning Commission further recommended to the Board of County Commissioners to engage in discussions with the Department of Ecology to close the aforementioned Basins (Upper & Lower Tunk and Tamarack Springs Basins).

WHEREAS: The Okanogan County Planning Commissioner further recommended to the Board of County Commissioners to begin to research new underground storage systems, cisterns, water banking, and other types of water storage systems for property owners to be able to purchase water from.

WHEREAS: the commissioners considered the recommendation of the Planning Commission in an open public meeting on January 23, 2023.

THEREFORE BE IT ORDAINED: That the Okanogan County Board of County Commissioners hereby adopt the rezone of the Upper & Lower Tunk Basin and Tamarack Springs Basin to the new Rural 160 zone designation including updates to Title 17A, the Okanogan County Official Zone Map and the District Use Chart to reflect the rezone and allowable uses.

THEREFORE BE IT FURTHER ORDAINED: the Okanogan County Board of County Commissioners further adopts the following Attachments:

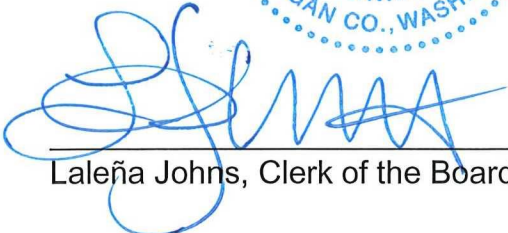
Attachment:

- A. New Rural 160 Designation under OCC Chapter 17A Zoning.
- B. Revised District Use Chart
- C. Findings of Fact
- D. Conclusions of Law

DATED at Okanogan, Washington this 24th day of January 2023.

ATTEST:





Laleña Johns, Clerk of the Board


**BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON**



Chris Branch, Chairman



Andy Hover, Member



Jon Neal, Member

APPROVED AS TO FORM:

Chief Civil Deputy

ATTACHMENT A, NEW RURAL 160 (R160) DESIGNATION UNDER OCC TITLE 17A

Chapter 17A RURAL 160 (R160)

Sections:

- 17A. .010 Purpose of classification.**
- 17A. .020 Permitted uses.**
- 17A. .030 Conditional uses.**
- 17A. .040 Accessory uses.**
- 17A. .050 Lot area and width.**
- 17A. .060 Density.**
- 17A. .070 Property line setbacks.**
- 17A. .080 Height.**
- 17A. .090 Lot coverage.**
- 17A. .100 Parking.**

17A. .010 Purpose of classification.

The purpose of the Rural 160 district is to provide rural/low-density development options which are consistent with Okanogan County's comprehensive plan.

17A. .020 Permitted uses.

Permitted uses are as indicated on the district use chart (see Chapter [17A.220](#) OCC).

17A. .030 Conditional uses.

Conditional uses are as indicated on the district use chart (see Chapter [17A.220](#) OCC).

17A. .040 Accessory uses.

Accessory uses are as follows:

A. Normal accessory uses customary and incidental to the permitted and/or conditional use of the property;

B. Accessory dwelling units;

1. On lots which meet or exceed the minimum lot size requirement of the district, one additional attached or detached dwelling is allowed. The accessory dwelling must be

1,500 square feet or less and must be located no further than 400 feet from the primary dwelling or structure.

2. On nonconforming lots, an accessory dwelling unit for extended family members is allowed only if a demonstrated family hardship exists. (See OCC 17!.310.120(B)(1).
3. No more than one accessory dwelling shall be located on any lot.

C. Farmworker housing.

1. A single-family dwelling, multifamily dwelling, group dwelling, or other similar living space provided for employees, and their families, of a farm. Some farmworker housing is seasonal temporary housing while other forms of farmworker housing are designed for permanent occupancy. Farmworker housing will be subject to the availability of a legal water supply.

D. Bed and breakfasts.

1. Bed and Breakfast shall only be allowed in an existing single-family dwelling that does not create a new water use on the parcel.

E. Guest Ranch:

1. Guest Ranches shall only be allowed in existing dwellings and only if they do not create a new use of water on the parcel.

F. Dry Structures:

1. Structures (cabins, garages, shops or storage structures) that do not require a use of water (dry structures) may be allowed under a conditional use permit.

17A. .050 Lot area and width.

Lot area and width requirements are as follows:

A. The minimum lot area is 160 acres.

B. Minimum lot width is 500 feet.

17A. .060 Density.

Density restrictions are as follows:

A. Maximum of one single-family dwelling unit per 160 acres, with an allowance for a second unit per OCC 17A. .040(B).

17A. .070 Property line setbacks.

A. All permitted structures shall have the following required property line setbacks:

1. Front: minimum is 25 feet;
2. Side: minimum is 25 feet;
3. Rear: minimum is 25 feet.

B. Manufacturing, commercial, or industrial structures: for structures greater than 35 feet in height, property line setbacks shall be a minimum of one foot horizontal for every one foot of vertical height. Example: A 65-foot tall structure shall be required to be set back 65 feet from all property lines. If a waiver from adjacent property owner(s) is provided, the standard setback in this section (subsection A of this section) applies.

17A. .080 Height.

Height restrictions are as follows:

A. Maximum height for all uses in the zone shall be 35 feet except as noted in subsections B through G of this section.

B. Maximum height shall be 50 feet for: appurtenances and decorative nonstructural architectural components on roofs of single- and multiple-family dwelling units and on roofs of accessory buildings, except accessory agricultural buildings.

C. Maximum height for agricultural uses shall be 65 feet, except as noted in subsection E of this section.

D. Maximum height for the following uses shall be 65 feet, unless otherwise limited by condition of a conditional use permit or PUD, as identified in the district use chart: agricultural wind machines; aircraft hangars; asphalt or concrete batch plants; barns; cement, lime or gypsum manufacturers; chimneys not attached to dwellings; church steeples, spires, belfries, cupolas, and domes; community centers, sports facilities and complexes; cooling towers; county administrative and criminal justice buildings (governmental services); crosses and other religious and civic monuments; drive-in movie theater screens; elevator penthouses; fertilizer manufacturing; gas holders or other similar structures; hose towers; mining, milling, and associated facilities; parapet walls; performing arts centers (theaters); petroleum storage tanks; sawmills and pulp mills; school auditoriums and theaters; smokestacks. (Note:

Manufacturing, commercial and industrial uses can only be placed on lots 20 acres and larger, if the structures exceed 35 feet in height. See lot area and width in OCC [17A. .050.](#))

E. Maximum height for the following list of uses is 100 feet: agricultural commodity storage; grain elevators; private communication towers; single-family residential windmills; water tanks.

F. Maximum height for electric transmission and distribution towers and poles shall be 150 feet.

G. Maximum height for communications facilities (commercial and public agency radio and TV, microwave or other antennas for transmitting and receiving) shall be 200 feet.

17A. .090 Lot coverage.

Lot coverage is not applicable (see required setbacks in OCC [17A. .070.](#)).

17A. .100 Parking.

Parking requirements are as indicated in Chapter [17A.240](#) OCC.

ATTACHMENT B, REVISED DISTRICT USE CHART

| LEGEND | | | | | | | |
|---|-----------------|-------------------|---------------------|------------------------------------|------------------------------|--|------------------------|
| P - Permitted | | | | | | | |
| C - Conditional Use Permit | | | | | | | |
| PD - Planned Development | | | | | | | |
| USES | Rural 5 (R5) | Rural 20 (R20) | Agriculture (AG) | Agriculture Residential (AR) | Rural Residential (RR) | Low Density Residential (LDR) | Rural 160 (R160) |
| Acid Manufacturing | C | C | | | | | |
| Adult Care Facility | P | P | P | C | P | P | C |
| Agriculture Related Industry | P | P | P | C | P | P | C |
| Air Cargo Terminal | P | P | C | | | | |
| Air Passenger Services | C | C | C | | | | |
| Aircraft Fuel Pumps & Fuel Storage | C | C | C | | C | C | C |
| Aircraft Hangers | P | P | C | | C | C | C |
| Aircraft Sales, Repair Services | P | P | C | | | | |
| Airports | C | C | C | | | | |
| Airstrips | P | P | C | | C | C | C |
| Animal Disposal Facility | C | C | C | | | | |
| Apiary Farms (Bee Farms) | P | P | P | P | P | P | P |
| Asphalt Batch Plant -Permanent | C | C | C | | | | |
| Asphalt Batch Plant - Temporary ₁ | C | C | C | | C | C | C |
| Auto Parking Lots & Areas Commercial | P | P | | | | | |
| Auto Rental Services | P | P | | C | | | |
| Auto Repair | C | C | C | | | | |
| Auto Sales (Commercial) | P | P | | | | | |
| Auto storage: over five vehicles (disabled vehicles) | | | | | | | |
| Auto towing operation (with auto storage) | C | C | | | | | |
| Auto wrecking operation | C | C | | | | | |
| Banks | P | P | | | | | |
| | | | | | | | |

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|--|---|---|---|---|---|---|---|
| Cannabis operations: | | | | | | | |
| Production Facility, Outdoor ^{8,9} | C | C | C | | C | C | C |
| Production Facility , Indoor ^{8, 9} | C | C | C | | C | C | C |
| Processing facility ^{8,9} | C | C | C | | C | C | C |
| Retail stores ^{8,9} | C | C | C | | C | C | |
| | | | | | | | |
| Cellular communication tower | P | P | C | C | C | C | C |
| Cellular communication tower (under 60 feet | P | P | P | P | P | P | C |
| Cement, lime, gypsum manufacturers | C | C | C | | | | |
| Churches | C | C | C | C | C | C | C |
| Communication facility, (commercial) | P | P | C | C | C | C | C |
| Communication facility, commercial (tower and accessory structures under 60 feet) | P | P | P | P | P | P | P |
| Community center, grange halls, etc. | P | P | C | C | C | C | C |
| Compost manufacturer | P | P | P | C | C | C | C |
| Concrete batch plants – permanent | C | C | C | | | | |
| Concrete batch plants – temporary ¹ | C | C | C | | C | C | C |
| Crematory, cemetery, funeral home | C | C | C | | C | C | C |
| Dairy farms | P | P | P | C | P | P | P |
| Day care facilities | P | P | P | C | P | P | C |
| Drive-in movies | C | C | | | | | |
| | | | | | | | |
| Dwellings: | | | | | | | |
| Accessory | P | P | P | P | P | P | P |
| Farmworker | P | P | P | P | P | P | C |
| Multi Family | P | P | | C | C | C | |
| Single Family | P | P | P | P | P | P | P |
| | | | | | | | |
| Earth Stations | P | P | C | C | C | C | C |
| Evaporation Ponds | P | P | P | P | C | C | C |
| Event Centers | C | C | C | C | C | C | |
| Exercise Clubs, Indoor Swimming Pools | P | P | | C | | | |

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|---|---|---|---|---|---|---|---|
| Explosive Manufacture or Storage (Storage other than for farm use) | C | C | C | | | | |
| Farms | P | P | P | P | P | P | P |
| Feedlots | C | C | C | C | | | |
| Fertilizer Manufacture | C | C | C | | | | |
| Florist Retail | P | P | P | P | C | C | C |
| Florist Wholesale/Floriculture | P | P | P | P | C | C | C |
| Food Store (Retail) | P | P | | C | | | |
| Fruit, Vegetable, Agriculture, Dairy Product Stand | P | P | P | P | P | | P |
| Golf Course | C | C | | C | C | | |
| | | | | | | | |
| Government Services: | | | | | | | |
| Infrastructure, Wastewater Treatment Plants, Substations, Pump Stations | C | C | C | C | C | | C |
| Emergency Vehicle Facilities, Police, Fire | P | P | C | C | C | | C |
| Maintenance Shops, Warehouses (also see professional Buildings) | P | P | C | C | C | | C |
| | | | | | | | |
| Gravel Pits & Quarries under 3 acres | P | P | C | | 2 | 2 | C |
| Gravel Pits & Quarries 3 acres and larger | C | C | C | | 2 | 2 | C |
| Helipad | P | P | C | C | C | C | C |
| Heliport | C | C | C | | C | C | C |
| Home Occupations | P | P | P | P | P | P | C |
| Horticultural Services | P | P | P | P | P | P | P |
| Hospital | P | P | P | | C | C | |
| Impound Yard | C | C | | | | | |
| Industrial | C | C | | | | | |
| Industrial, Light | P | P | | C | | | |
| Industrial Hemp ¹⁰ | | | | | | | |
| Kennels (Commercial) (See OCC 17A.300.090) | C | C | C | C | C | C | C |
| Laundromats | P | P | | C | | | |
| Manufactured Home Parks | C | C | | C | | C | |
| Manufactured Home Sales Facilities | P | P | | | | | |
| Marina | P | P | P | C | C | C | |

| | | | | | | | |
|---|---|---|---|---|----|----|----|
| Meat Packing Plant | P | P | C | | | | |
| Medical/Dental Clinic | P | P | | | | | |
| Mines | C | C | C | | | | |
| Mini Storage | P | P | | C | | | C |
| Motorized Vehicle Track/Facilities (Commercial) | C | C | | | | | |
| Nurseries | P | P | P | P | P | P | C |
| Orchards | P | P | P | P | P | P | P |
| Petroleum Service Stations | P | P | C | | | | |
| Petroleum Bulk Plant, Except Petroleum Products Stored for Private Use or Agriculture Use | C | C | C | | | | |
| Private Clubs, Fraternal Lodges, Country Clubs | P | P | | C | C | C | |
| Professional Buildings (Offices) | P | P | | C | | | |
| Propane/Natural Gas Storage Tanks (Commercial) | C | C | | | | | |
| Recreation Site (High-Intensity) | P | P | | C | C | C | |
| Recreation Site (Low-Intensity) | P | P | P | P | P | P | C |
| Recycling Collection Center | C | C | | C | C | C | C |
| Recycling Processing Center | C | C | | | | | |
| Restaurant, Cafes, etc. | P | P | | C | | | |
| Retail Stores or Gift Shops | P | P | | C | | | |
| Salvage (Junk) Yards | C | C | | | | | |
| Sanitary Landfills | C | C | C | | | | |
| Sawmills, Portable (Commercial) | P | P | C | | | C | C |
| Sawmills & Pulp Mills (Commercial) | C | C | | | | | |
| Schools | C | C | C | C | C | C | |
| Septic Lagoon | C | C | C | | C | C | |
| Shooting Ranges | C | C | C | | | | C |
| Slaughter Houses | C | C | C | | | | |
| Solid Waste Transfer Station | C | C | C | | C | C | C |
| | | | | | | | |
| | | | | | | | |
| Tourist Accommodations: | | | | | | | |
| Bed & Breakfast ₃ | P | P | P | P | P | P | C |
| Campgrounds | C | C | C | C | C | C | C |
| Guest Ranch | C | C | C | C | C | C | C |
| Hotels / Motels | P | P | | | | | |
| Inns & Lodges | P | P | | C | | C | |
| Nightly Rentals ₇ | P | P | P | P | PD | PD | PD |
| RV Parks | C | C | C | C | C | C | |

| | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|---|
| | | | | | | | |
| Veterinarian Clinics ⁴ | P | P | P | P | C | C | C |
| Wholesale Establishments | P | P | | C | | | |
| Winery | P | P | P | P | P | P | C |

¹ See OCC 17A.20.855 for definition of temporary

² Except for existing/permited sites

³ Subject to regulations contained within OCC Chapter 17A.260, Bed & Breakfast

⁴ Where veterinarian clinics are allowed, boarding kennels & stables may be included as accessory uses to a clinic

⁵ Permitted or conditional use only in MRD Valley Floor 5 and MRD Uplands 20.

⁶ Subject to limitations within individual zones.

⁷ Subject to regulations contained within Chapter 17A.270 OCC, Nightly Rentals.

⁸ Not allowed in areas defined as high density in accordance with Chapter 17A.290 OCC.

⁹ A conditional use permit is required in any adopted city expansion area.

¹⁰ Subject to buffer requirements found in Chapter 17A.290 OCC.

ATTACHMENT C, FINDINGS OF FACT

FINDINGS OF FACT

Rezone to Rural 160 (R160) Zone Designation in the Upper Tunk Basin, Lower Tunk Basin, and Tamarack Springs Basin

1. In November of 2016 the Washington State Supreme Court issued a decision cited as *Whatcom-Hirst*, 186 Wn.2d 648, 381 P.3d 1 (2016) which further defined the role of Counties in determining the legal and physical availability of water for building permits and land division applications that propose to use a permit exempt well and authorized in Revised Code of Washington 90.44.050 as the source of potable water, and
2. The Okanogan Board of County Commissioners (BOCC) believes that insufficient information exists in certain basins and sub-basins to determine if water is physically and legally available for potable water supplies, and
3. The BOCC determines that OCC 17A zoning should allow for the designation of water availability study areas within which boundaries a review of water supplies and their ability to support additional levels of land development would be conducted, and
4. On August 6, 2018 the BOCC adopted Ordinance 2018-10 which amended OCC 17A by creating a new section OCC 17A.400 titled water availability study areas which created the process by which water availability study areas would be created, and
5. On January 19, 2018 the Washington State legislature adopted ESSB 6091 which identified Water Resource Inventory Areas #49 – Okanogan River as a “Hirst affected WRIA” which requires the watershed plan adopted in 2009 to be revised by February of 2021, and
6. Scientific Investigations Report 2009-5143 conducted by the USGS found the Tunk Basin to be a mix of negative and positive gain reaches and that a high degree of groundwater and surface water connectivity exists, and
7. Senior water right holders in the Tunk Basins have raised concerns over new permit exempt wells impairing their ability to divert the water to which they are entitled by reducing stream flows during low water periods, and
8. The BOCC finds additional information is necessary before it can be determined if sufficient groundwater exists in the Upper and Lower Tunk Basins to meet the requirements of RCW 58.17.110 for an adequate supply of potable water for land division proposals, and
9. RCW 36.70.795 Moratoria, interim zoning controls – public hearing – Limitation on length allows the adoption of interim land use controls without a public hearing provided a public hearing is scheduled on the interim controls within 60 days of adoption, and

10. The BOCC amended OCC 17A.400.130 on August 28, 2018 by adopting subsection (1) listing the Upper Tunk Basin, Lower Tunk Basin, and Tamarack Springs Basin in WRIA 49 as water availability study areas, and
11. The BOCC held public hearing on September 18, 2018 to take public testimony on the interim controls adopted as amendments to OCC 17A.400.130, and
12. The purpose of the water availability study area designation is to determine: 1) If the current use of permit exempt wells has impaired the ability of senior water right holders to obtain the surface water to which they are legally entitled; 2) If the projected use of permit exempt wells will likely impair the ability of senior water right holders to obtain the surface water to which they are legally entitled; and 3) If the current and projected use of permit exempt wells has contributed to an inability to meet instream flow appropriations identified in WAC 173-549, and
13. These findings of fact are consistent with the facts contained in the recitals of Ordinance 2018-13 which was adopted on August 28, 2018.
14. The BOCC adopted ordinance 2020-3 on June 2, 2020 and scheduled a public hearing on June 23, 2020 to take public testimony on the interim controls adopted as amendments to OCC 17A.40.130 by the ordinance and to extend the study; and
15. The public hearing on June 23, 2020 was continued to July 20, 2020 and public comment was left open.
16. At the continued hearing the staff was directed to Insert a 1 year moratorium based on RCW 36.70.795 and create a work plan for a water availability study.
17. In 2021, Okanogan County adopted a comprehensive plan that provides guidance for zoning rural lands.
18. On July 19, 2022 Ordinance 2022-7 was adopted by the Board of County Commissioners directing the office of Planning and Development to work with the Planning Commission to recommend zoning density and use changes to Okanogan County Code, Chapter 17A zoning, to the Board of County Commissioners.
19. A public hearing was conducted on September 13, 2022 to hear public and written testimony on Ordinance 2022-7.
20. November 28, 2022 a public hearing was held by the Planning Commission to hear the rezone of the Tunk Basins to R20. During the Hearing the Planning Director withdrew the proposal and SEPA checklist including the DNS.
21. November 29, 2022 Ordinance 2022-10 was adopted by the Board of County Commissioners finding it necessary to extend the moratorium for an additional 60 days to accommodate a decision on the zone changes in the Upper and Lower Tunk and Tamarack Springs Basins based on public testimony.
22. December 28/29, 2022 a new SEPA checklist and DNS was issued for comment proposing to rezone the Tunk Basins to a new Rural 160 (R160) zone designation and change the zoning map and district use chart according to the new designation.

23. January 10, 2023 a public hearing was conducted to hear public and written testimony on Ordinance 2022-10.
24. On January 23, 2023 a public hearing was conducted by the Planning Commission to hear the new proposal of Rezoning the Tunk Basins to Rural 160 zone designation and take public and written testimony.
25. On January 24, 2023 the Board of County Commissioners held public meeting to adopt the the proposed rezone to the Upper & Lower Tunk Basins and Tamarack Springs Basin to the new Rural 160 designation under Chapter 17A Okanogan County Zoning including the adoption of the revised official zoning map, and revised District Use Chart.
26. Additional uses in the rural area of the Upper and Lower Tunk and Tamarack Springs Basin could generate more service needs that the tax system can support. Referring to (but not limited to) minimal road standards, delivery of services, issues of getting emergency services in area, and road maintenance.
27. There is a need to keep the rural character consistent with the Okanogan County Comprehensive Plan.

Therefore, these findings of fact are hereby adopted per RCW 36.70.795.

ATTACHMENT D, CONCLUSIONS OF LAW

Conclusions of Law

1. A SEPA Determination of Non-Significance (DNS) was issued by the Okanogan County SEPA responsible official in accordance with OCC 14.04 "Environmental Policy".
2. Comments from the public and state, federal, and local agencies were received, reviewed, and considered in analysis of this proposal.
3. No comments or testimony was received citing any part of the Comprehensive Plan that would prohibit this rezone.
4. This rezone is consistent with Okanogan County Comprehensive Plan adopted December 29, 2021 in maintaining the rural characteristics of the area.
5. All meeting and hearing requirements were met under RCW 36.70B