

BEFORE THE OKANOGAN COUNTY HEARINGS EXAMINER

IN THE MATTER OF CUP 2023-5)
JUAREZ VALLEY MEAT PACKING)

FINDINGS OF FACT, CONCLUSIONS, AND DECISION

This matter, an application for a conditional use permit was heard by the Okanogan County Hearings Examiner on February 8, 2024.

FINDINGS OF FACT

1. This application process is authorized and outlined in OCC 17A.310 "Conditional Use Permits."
2. The zoning designation is Rural 1, under OCC, Title 17A *Zoning*.
3. The legal owner of this property is Jorge & Paula Juarez.
4. The site is located at 64 Swanson Mill. Oroville WA 98844 on tax parcel number 3927260084 valued with 3927350074.
5. July 21, 2023 an application was submitted by Jorge Juarez to permit a USDA slaughterhouse. The application was deemed incomplete by staff and additional information was requested.
6. On November 16, 2023 upon receipt of additional information, staff deemed the application complete and vested the application as Juarez Valley Meat Packing 2023-5.
7. On November 20, 2023 a notice of application and Threshold SEPA Mitigated Determination of Non-Significance (MDNS) for CUP 2023-5 was sent to adjacent landowners within 300 feet of the applicant's parcel.
8. On November 17, 2023 the Office of Planning and Development forwarded to commenting agencies the notice of application and Threshold SEPA Mitigated Determination of Non- Significance (MDNS), as well as application materials and the signed Threshold SEPA Determination for CUP 2023-5 for their respective review and comment.
9. On November 22, 2023 an announcement of application and Threshold SEPA Mitigated Determination of Non-Significance (MDNS) for CUP 2023-5 was published in the Methow Valley News.
10. On November 23, 2023 an announcement of application and Threshold SEPA

Mitigated Determination of Non-Significance (MDNS) for CUP 2023-5 was published in the Gazette- Tribune.

11. January 8, 2024 a notice of Final SEPA Mitigated Determination of Non-Significance and public hearing date of February 8, 2024 was sent to adjacent landowners within 300 feet of the applicants parcel and to additional commenters.
12. On January 8, 2024 the Office of Planning and Development forwarded to commenting agencies the notice of Final SEPA Mitigated Determination of Non-Significance (Final MDNS) and public hearing date of February 8, 2024, as well as the signed Final SEPA Determination for their respective review and comment.
13. On January 10, 2024 a notice of Final SEPA Mitigated Determination of Non-Significance (Final MDNS) and public hearing date of February 8, 2024, was published in the Methow Valley News.
14. On January 11, 2024 a notice of Final SEPA Mitigated Determination of Non-Significance (Final MDNS) and public hearing date of February 8, 2024 was published in the Gazette-Tribune.
15. A public notice was posted for the duration of the public comment period. The applicant was given the affidavit of public notice. An affidavit of public notice was submitted to Okanogan County Planning and Development prior to the hearing date of February 8, 2024.
16. A public hearing before the Okanogan County Hearings Examiner was held February 8, 2024. At that time members of the public were given the opportunity to enter testimony into the public record. No public testimony was given.
17. All testimony was taken under oath.
18. Mr. Roberta Juarez, the applicant was present and discussed the project, consistent with application materials.

CONCLUSIONS

1. A complete application was received and vested under the Okanogan County Zone Code 17A.
2. All procedural requirements have been met in accordance OCC 17A.310 "Conditional Use Permits".
3. The proposal is compatible with the Okanogan County Zone Code.
4. All aspects of development must comply with the conditions of approval.
5. A Threshold SEPA Mitigated Determination of Non-Significance (MDNS) was issued by the Okanogan County SEPA responsible official. All comments received during the comment period were evaluated for consideration of the final SEPA determination. A final SEPA Mitigated Determination of Non-Significance (MDNS) was issued by the Okanogan County SEPA responsible official and no appeals were made.
6. That the conditions imposed will protect public health, safety, morals and general welfare.
7. Comments from the public and state, federal, and local agencies were received, reviewed, and considered in analysis of this proposal.
8. Okanogan County Code Chapter 16 "Subdivision" does not apply to this project.
9. The conditions imposed are not unnecessarily onerous.
10. Conditional approval of this application will be consistent with previous proposals of the same nature and scope.
11. Okanogan County Code Chapter 15 "Floodplain Management" does not apply to this project.
12. Okanogan County Master Program for Shoreline Management does not apply to this project.

DECISION

Based upon the information contained in the application materials, and additional information provided at the hearing, CUP 2023-5 is **APPROVED**, subject to the conditions noted below:

CONDITIONS OF APPROVAL

1. Any expansion in the nature and scope of the operation will require amendment to this Condition Use Permit through the Okanogan County Office of Planning & Development.
2. All appropriate State and County permits shall be obtained and maintained current throughout the life of this project. If a permit requirement is discovered at any point in the operation of this project, the Office of Planning and Development shall be notified immediately of the permit requirement.
3. The project will proceed in substantial conformance with the application materials submitted.
4. All the conditions of the SEPA MDNS issued for this application are adopted in this decision as if fully set forth herein.

Dated this 9th day of February, 2024.

OKANOGAN COUNTY HEARING EXAMINER

DANIEL BEARDSLEE

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