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1 Chapter 1. THE OKANOGAN COUNTY
2 COMPREHENSIVE PLAN

3 EXECUTIVE STATEMENT

4 This Okanogan County Comprehensive Plan reflects the vision for the future
5 development of Okanogan County. Official controls, including zoning, subdivision,
6 shoreline, critical area and other building and development regulations are the tools by
7 which the plan is put into action. The update of the 1964 Comprehensive Plan has
8 been a long and complex process in which a wide variety of ideas and opinions have
9 been expressed and the Planning Commission has made a long and thoughtful review.
10 After a careful review the Board of Okanogan County Commissioners have adopted this
11 Plan as the best expression of the collective visions in the best interest of the people of
12 Okanogan County.

13 In Okanogan County nearly 58% of the land is owned by federal and state agencies.
14 An additional 20% of the County is within the boundaries of The Confederated Tribes of
15 the Colville Reservation and therefore outside of the direct planning and permitting
16 authority of the County, with the exception of deeded fee lands. Of the remaining land
17 mass, it is estimated that another 10% is not suitable for substantial development due to
18 topography, access, potable water, critical area features and other limiting factors. The
19 remaining land mass (about 10% of the County) provides the privately owned land
20 controlled by this Plan to provide for residential, industrial, and commercial needs both
21 in and out of the incorporated cities and towns. This land, together with publically
22 owned lands, supports the agricultural, natural resource and recreation-based activities
23 that are central to the local economy and the environmental values and benefits
24 important to the residents and property owners of the County. Tribal lands, under the
25 management of The Confederated Tribes of the Colville Reservation also provide a
26 significant contribution to the County economy and environment. The land use
27 designations and guidelines expressed in this Comprehensive Plan recognize the
28 competing needs of commerce, the environment, and public and private rights and
29 provide guidelines for the official controls necessary to assure proper allocation and
30 integration of the needed uses.

31 The 1964 Comprehensive Plan was adopted pursuant to the Planning Commission Act,
32 Chapter 35.63 RCW. Since that time Okanogan County land use plans and regulations
33 were adopted plans under Chapter 36.70 RCW, the Planning Enabling Act. This Plan is
34 adopted pursuant to Chapter 36.70 RCW, together with the mandatory elements of
35 Chapter 36.70A RCW dealing with designation, conservation and protection of resource
36 lands and critical areas applicable to all counties and Chapter 90.58 RCW dealing with

37 shorelines of the state as augmented by Chapter 43.21C RCW, the State Environmental
38 Policy Act.

39 VISION STATEMENT

40 Okanogan County is the largest county in the State of Washington, with borders ranging
41 from the Cascade Crest to the Columbia River and along the Canadian border. The
42 tremendous extremes in geography and weather patterns have led to great diversity in
43 occupation and lifestyle. What remains consistent is the independent spirit of our
44 citizens and a universal belief in our constitutional rights. We further believe in directing
45 the use of our land and natural resources so they will be able to provide for future
46 generations.

47 Okanogan County will continue to be a place where people can freely pursue their
48 dreams. When government respects the rights of its citizens and works to strengthen
49 the local economy, while also putting forth efforts to maintain a clean and healthy
50 environment, it provides families with a place to prosper and grow. Okanogan County
51 will provide for the health, safety, and welfare of its citizens by promoting intelligent use
52 of all available resources.

53 *This Plan is driven by the common belief that in preserving the future for generations to*
54 *come, we must act wisely today.*

55 PLANNING OBJECTIVES

56 Introduction

57 This Comprehensive Plan is guided by a series of planning objectives. These
58 objectives identify key planning principles and result from a program of actively involving
59 local residents, business and property owners, the cities and towns, local service
60 providers, and The Confederated Tribes of the Colville Reservation. These policies
61 have been developed and refined through a series of intergovernmental coordination
62 meetings, as well as several opportunities for public review.

63 General Planning Objectives

64 This Okanogan County Comprehensive Plan contains the required elements to express
65 the planning vision for future development in accordance with Chapter 36.70 RCW, the
66 Planning Enabling Act. This Comprehensive Plan will also be used as a tool to protect
67 the customs, cultures, and economic stability of Okanogan County and as a guide to
68 promote consistency among other adopted regulation whether mandated or elective.

69 Okanogan County recognizes the constitutional and statutory protection of private
70 property rights binding on all levels of government. As a result, Okanogan County will

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71 not take land or associated property rights for public use without just compensation to
72 the landowner. Further, with respect to any requirement for an easement, dedication or
73 other development-related servitude imposed on lands during a permit review, such
74 requirements shall not be imposed unless the County can demonstrate in written
75 findings based on site-specific circumstances that such conditions are reasonably
76 necessary as a direct result of the proposed development or plat to which the dedication
77 of land or easement is to apply and roughly proportional to problems associated with the
78 development under review.

79 GENERAL LAND USE GUIDES

80 The policies and plans adopted in this Comprehensive Plan are expressed in three
81 maps that accompany the Plan.

82 **Map 1—Comprehensive Plan Overlay**

83 On Map 1 the County has identified the four major drivers of development and activity
84 within the County.

85 RURAL RESOURCE/RECREATION LANDS (PUBLIC LANDS)

86 Public lands are designated Rural Resource/Recreation lands. This designation reflects
87 the role that public lands play in the economy and ecology of Okanogan County. These
88 lands are managed by state and federal agencies under a variety of laws and
89 obligations, from school trust lands managed to fund public schools, to wilderness lands
90 protected under federal guidelines and a wide variety of interests and mandates in
91 between. The public lands serve a vital role in the economy of Okanogan County and
92 particularly resource (mining, grazing, and forestry) and recreation activities (hunting,
93 fishing, skiing (crosscountry and downhill), backcountry packing, hiking, camping, and
94 motorized and non-motorized access).

95 Public lands are also the source of the major water resources, including lakes and
96 streams providing recharge of groundwater and irrigation flows essential to the County
97 economy. It is the policy of the County that responsible agencies manage the public
98 lands under their control to foster all appropriate uses within their statutory and
99 regulatory authority to preserve and promote the County goals and policies expressed
100 in this Plan. While the County does not exercise specific zoning control on public lands
101 in conflict with state and federal statutes, it does issue subdivision, shoreline, public
102 health, land use and building permits on activities on public lands not otherwise
103 preempted by state or federal laws. The policies of this Plan shall guide those
104 decisions. In addition consistency with the Okanogan County Comprehensive Plan is a
105 SEPA/NEPA impact review item when state, federal, or regional agencies prepare,
106 implement, and update plans and regulations, to address consistency with the County's
107 Comprehensive Plan.

108 RURAL RESOURCE /LOW DENSITY LANDS (PRIVATELY OWNED LANDS)

109 More remote private lands are designated Rural Resource/Low Density lands. These
110 lands are outside of major transportation, public service, facility and development
111 corridors, but do provide a wide variety of low density residential, recreational and
112 resource lands and critical areas. The Rural Resource/Low Density areas comprise the
113 bulk of the private ownership in Okanagan County. This designation has a base density
114 of one unit per five acres, with topography, water and transportation being the principle
115 limiting factors for development. A variety of densities may be allowed under specific
116 circumstances to meet the objectives of this Plan. The Methow Valley More Completely
117 Planned Area fits into this latter category for the reasons set out in the MVMCPA and
118 the MVMCPA Sub-unit A which provided the historic planning framework for the district.
119 The goals and policies for the Methow More Completely Planned Area (previously
120 Methow Review District) designation articulated in those sub-area plans remain valid
121 today and will be adopted consistent with the authority granted by this plan.

122 Subject to limits set in subarea plans such as the More Completely Planned Areas, all
123 agricultural and resource uses are permitted uses in the Rural Resource/Low Density
124 areas (mines with conditional use permits). Within the area are found residential uses
125 at very low net densities and a wide variety of tourist facilities and recreational services.
126 Property owners within the Rural Resource/Low Density designation area may seek a
127 higher density through the planned unit development process to meet local demands.
128 Such development typically serves recreation and tourist services, which are a valuable
129 element of the County economy. The planned development process assures greater
130 scrutiny and more detailed environmental review on issues of water, fire safety, access
131 and compatibility with resource-related uses. The additional review is designed to
132 assure adequate facilities are available to serve the increased development pressure as
133 well as compatibility with other Rural Resource/Low Density uses and the goals and
134 policies of this Plan.

135 Existing legal lots of record may be at densities greater than one unit per five acres and
136 such lots shall be recognized for development purposes and subject to requirements for
137 adequate water and safe access as required by law.

138 RURAL/HIGH DENSITY LANDS

139 Private lands closer to transportation, public services and facilities are designated
140 Rural/High Density lands. These are the County private lands that support most of the
141 existing development in the County outside of urban areas and where rural scale
142 development is most likely to occur. Within this designation are commonly found the
143 small unincorporated communities, neighborhood commercial areas, higher density
144 residential areas, and other uses in the rural area benefiting from proximity to
145 transportation and public services illustrated on Map 2.

146 TRIBAL LANDS

147 The Confederated Tribes of the Colville Reservation includes all lands within the
148 boundaries of the tribal reservation. County jurisdiction extends only to fee lands within
149 the reservation. The County has and will maintain agreements with the Tribe
150 concerning shared responsibility with the Tribe within the bounds of the reservation
151 area.

152 The four categories described constitute the entirety of the lands within Okanogan
153 County and provide the framework for implementing the goals and policies of this Plan.

154
155
156

Comprehensive Plan Land Allocation

Designation	Acres	Percent
City	7,602	.223
Rural/High Density	267,265	7.857
Rural Resource/Low Density	473,238	13.912
Rural Resource/Recreation	1,936,825	56.938
Tribal Lands	672,854	19.780
Water Body	43,816	1.288
Grand Total	3,401,600	100

157

158 **Map 2—Current Land Use**

159 Within the major land use designations noted on Map 1, the County has previously
160 identified specific areas to which a finer grain of land use planning is appropriate. Map
161 2 illustrates the current designations, which have been reviewed by the County and
162 which further implement the goals and policies of this Plan. During its periodic reviews
163 of the County the planning agency may recommend changes to Map 2 to further
164 implement this Plan as conditions change, and may suggest additional official controls
165 where the current designations do not fulfill the aims of this Plan.

166 Official controls implementing this Plan provide a wide variety of opportunities for land
167 uses essential to the custom, culture and economy of Okanogan County and particularly
168 reinforce the priority uses for agriculture, forestry, mining and recreation essential to the
169 County economy and well-being. In addition, such controls identify requirements to

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170 assure that proposed new development will meet state and local requirements for
171 available water supplies and particularly exempt wells, capacity of the area for on-site
172 septic facilities, and the ability of the community to provide adequate levels of public
173 services, conservation and protection of resource lands and critical areas as required by
174 law.

175 • Okanogan County promotes a range of housing densities and affordability to
176 meet the needs of all economic segments of the County's population and will encourage
177 growth to occur at densities where public services are available to meet any increasing
178 demand.

179 • Affordable housing is critically important to maintaining a viable agricultural
180 economic base. Farmworker housing will be a permitted use in all designated areas
181 except where constrained by shorelines and critical areas. Density for farmworker
182 housing will be determined by the ability of the site to comply with public health
183 standards.

184 • All agricultural and forest-related activities shall be recognized as priority uses
185 and promoted in the Rural Resource/Low Density and Rural Resource/Recreation
186 districts. Mining is encouraged in the Rural Resource/Low Density and Rural
187 Resource/Recreation districts where mining activities can be conducted safely and in
188 compliance with all governing regulations. Mining in Rural/High Density areas shall be
189 subject to permit conditions to minimize impact on other existing and future
190 development-related activities.

191 • Okanogan County supports resource activity including mining, forestry and
192 agriculture as a vital component of our economic base, as the foundation of a local food
193 supply and economy, and an integral part of our heritage. Okanogan County will protect
194 resource uses to meet the needs of the industry and promote conservation of necessary
195 resource land from the impact of incompatible uses by utilizing appropriate official
196 controls.

197 • Existing unincorporated towns and cities provide important local goods and
198 services to the County rural areas. Growth in or near such areas reduces the impact on
199 less developed areas and tends to reduce trip lengths and the costs of providing public
200 services.

201 • Underlying zoning within unincorporated towns and cities provides an effective
202 mix of permitted and conditional uses and services appropriate to a neighborhood
203 commercial center without impacting the ability of towns and cities to develop regional
204 services within their existing boundaries or areas. The County has reviewed and
205 approved the present areas of unincorporated towns and commercial centers identified
206 in Map 2 and regulated through the official controls noted above. The planning agency
207 may recommend expansion of development areas or the addition of official controls as
208 necessary to achieve the goals of this Plan.

209 • Existing unincorporated towns and cities should develop in such a manner that
210 adequate water supplies are available and on-site septic systems are sufficient to
211 provide for the users of the services provided within them.

212 • Unincorporated towns and cities shall retain their existing zoning. Changes may
213 be initiated through the normal amendment processes consistent with the goals of this
214 Plan.

215 **Map 3—Transportation and Essential Public Facilities**

216 Map 3 illustrates the highway, rail and other utility networks, major sewer and water
217 facilities, and terminal facilities, including airports, which serve a vital role in the
218 economy and other needs of the County. Development review will necessarily consider
219 impacts to and adequacy of facilities affected by any project or plan under review for
220 approval and/or action.

221 • Okanogan County recognizes the importance of effective transportation, utilities
222 and facilities to serve the County and particularly resource operations in the operation,
223 maintenance and movement of equipment, materials, stock, and resource products to
224 support resource industries and related businesses. Okanogan County will consider the
225 needs of resource industries in all future transportation, utility and facility planning
226 efforts.

227 • The policy of Okanogan County is to maintain its circulation element to ensure
228 the maintenance and enhancement of a transportation system that is both safe and
229 efficient for all users. The goal of long-range planning is to provide and support needed
230 improvements to the transportation system to assure adequate facilities concurrent with
231 new land development patterns.

232 • Development proposals shall be reviewed for impacts to transportation, utilities
233 and facilities identified on Map 3 and new ones as they are developed. Conditions of
234 approval will be identified to mitigate adverse impacts to current and future levels of
235 service. Where impacts occur improvements will be required based on a proportionate
236 share to prevent onerous requirements on new development while at the same time
237 avoiding unreasonable impacts to the existing tax base.

238 **FUTURE REVIEW**

239 • The County will develop and implement a public involvement strategy to ensure
240 the opportunity for early and continuous citizen participation and state and federal
241 agency coordination throughout any future Comprehensive Plan update process.

242 • The County will actively consult The Confederated Tribes of the Colville
243 Reservation when updating the County Comprehensive Plan and will establish a
244 protocol for integrating the updated plan with the Comprehensive Plan prepared by The

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245 Confederated Tribes of the Colville Reservation and Trust Lands as is necessary and
246 appropriate.

247 • Okanogan County shall periodically review the official controls implementing this
248 Plan, including but not limited to zoning and subdivision controls, critical areas
249 ordinance, shorelines master program, flood management programs, and hazard
250 mitigation plan, to ensure compliance with the land use designations, policies and
251 guidelines contained in this Comprehensive Plan.

252 • In cooperation with the incorporated cities and towns, the County will consider
253 City Expansion Area requests to provide adequate land to meet projected needs of the
254 city or town. Cities may adopt extraterritorial planning, but until adopted as part of the
255 County Comprehensive Plan, such programs are advisory and the County plan and
256 official controls shall control.

257 PRIVATE PROPERTY AND WATER RIGHTS

258 Property Rights

259 Okanogan County supports the protection of a private citizen's right to the use of the
260 land they own. Landowners' rights must be protected from the conversion of their land
261 to public use without due process and just compensation. In addition, landowners'
262 rights must be protected from regulation that deprives the landowner of the reasonable
263 use or places a burden on any proposed development disproportionate to the impacts
264 caused by activities on their land.

265 The regulation of property requires a balance between the legitimate needs of the
266 government and the property rights of its citizens. A property may not be taken under
267 state and federal law without the payment of just compensation and neither may
268 property be regulated except to accomplish a lawful governmental objective, in a
269 manner reasonably related to the accomplishment of that objective and not unduly
270 burdensome on the property owner. Those rights are embodied in the 5th Amendment
271 of the United States Constitution as applicable to the states through the 14th
272 Amendment. In addition Article 1, Section 16 of the Washington State Constitution
273 prohibits the taking or damaging of private property and the statutory correlation
274 embodied in RCW 82.02.020. All official controls shall be adopted and administered in
275 strict compliance with these limits.

276 Water Rights

277 Okanogan County recognizes a water right as private property and affords it the same
278 protection. Recent court decisions concerning exempt wells have changed the historic
279 view of exempt wells and the County is required to follow state guidelines with respect
280 to uses and developments on exempt wells. State water right permits are administered
281 by the Washington Department of Ecology and it is the policy of the County that

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282 promotion of the goals of this Comprehensive Plan be a consideration in any permit
283 decisions made by that agency.

284 Okanogan County further recognizes that keeping the right to use water within
285 Okanogan County is critical to the economic health of the County. Okanogan County
286 encourages water right holders to consider all other options to protect their water right
287 or to realize profit from its use before offering it for sale outside of the County.
288 Okanogan County should foster alternatives to create incentive-based programs to
289 encourage the owner of water rights to keep them in the County. Such programs may
290 include:

- 291 • Water banking.
- 292 • Density bonuses as adopted in a Performance Based Density Bonus that
293 promotes the use of water in the County or promotes the transfer of water for use
294 in the County.
- 295 • Support legislation to authorize the re-issuance of water rights lost through
296 relinquishment within Okanogan County.
- 297 • Review and minimize the impacts caused by the transfer of water outside of the
298 County. This statement should not be construed in any manner to imply any
299 interference with the owner's right to sell their water right to any buyer.

300 **Chapter 2. EXISTING CONDITIONS**

301 **CURRENT LAND USE**

302 The following table gives an accurate account of the land uses identified in accordance
303 with the blueprint set out by that plan.

304 **Existing Land Uses Adopted Under the Current Plan**

305 Okanogan County adopts the the OFM medium growth scenario:
306

2010	2020	2030	2040
41,120	43,163	44,619	45,707

307
308 The 2011 population of Okanogan County was 41,200.

309 Incorporated 24,805 ~60%

310 Unincorporated 16,395 ~40%

311 Within the unincorporated area: 16,395

312 Within Rural/High Density areas on comprehensive plan map: 80%, 13,000+

313 Within Rural Resource/Low Density areas on comprehensive plan map: 20%, 3,300

314
315 Okanogan County anticipates growth over the next two decades to be in line with the
316 medium range scenario of the OFM forecast, from 41,120 in 2010 to 45,707 in 2040, or
317 an increase of about 4,500 (225 people per year) on average. Average household size
318 is 2 people per household and historically birth, death and growth is at least one-half of
319 the projected population growth. The anticipated absorption rates are not expected to
320 change, so the permanent residential growth in the cities is expected to be about 175
321 people per year on average; 40 people in the Rural/High Density areas and 10 people in
322 the Rural Resource/Low Density areas.

323
324 About one half of the anticipated population growth is the birth/death differential, which
325 has little impact on new housing. The anticipated new housing demand on County
326 lands for permanent population increases is approximately 10-15 units per year County
327 wide in the Rural/High Density and Rural Resource/Low Density areas for new
328 permanent housing—a figure consistent with new building permit activity.
329

330 The Rural Resource/Low Density and Rural/High Density areas have been identified as
331 the areas in which such growth will occur under County control and the land use
332 categories within each designation are designed to fit the variety of uses within each.
333

334 Historic land use divisions and segregations have created many more legal lots in the
335 County than the population growth suggests is needed. However, extreme topography,
336 limited access, requirements to prove available water supply to obtain building permits
337 and court-mandated limitations on exempt wells in specific projects under RCW
338 90.44.050 severely limit the population and development potential of the more rural
339 areas where public water supplies are not available.
340

341 The County supports density rather than lot size limitations in low density rural areas to
342 minimize the amount of lands devoted to roads, fences and impervious surfaces to limit
343 development impact on the more remote rural areas and avoid conflicts with recreation
344 and resource uses.
345

346 The map overlay districts and specific use districts set out in Map 2 are identified to
347 address the existing and future projected demand for additional resource, recreational,
348 residential, commercial and industrial development anticipated in the County.
349

350 **Chapter 3. RESOURCE LANDS**

351 **PURPOSE**

352 Okanogan County recognizes the land and resources it provides as a valuable and
353 irreplaceable resource. The purpose of the resource land designations is to recognize
354 the value of these lands to the economic and cultural well-being of the residents in the
355 Okanogan County.

356 Classification and designation of resource lands to maintain and enhance the industry
357 and conserve such lands from incompatible uses is a goal of this Plan. Classification of
358 resource lands is defining the categories to which resource lands will be assigned.
359 Designation requires the formal adoption of policy statements as set forth in this Plan
360 and may include further official controls necessary to achieve the goals of this chapter.

361 The purpose of this Plan is to identify and maintain a land base sufficient in size and
362 quality to maintain and enhance the resource industries of the County and to identify
363 land use techniques to discourage incompatible uses or uses that could restrict
364 resource production.

365 **RURAL LANDS AND KEY RESOURCE INDUSTRIES AND USES**

366 **Agriculture**

367 Farming is the top employer of Okanogan County, with 4,412 jobs, and accounts for
368 18.6% of total employment opportunities available in Okanogan County (2011).

369 The farming industry alone earned \$173,874,000, which is 20% of the total earnings for
370 Okanogan County.

371 The average farming employee made \$39,409 (2011).

372 According to the 2007 Census of Agriculture Okanogan County uses about 75,000
373 acres in the production of various crops, including hay, grains and fruits. In addition, the
374 County supports about 50,000 head of livestock and collectively requires about
375 150,000-200,000 acres in rural and rural resource areas in support of the agricultural
376 economy. The County has more than 1.2 million acres in the rural and rural resource
377 areas supporting the required agriculture-related activities or about six times the amount
378 necessary to support and maintain the current needs of the industry. These lands
379 together with the nearly one half million acres of the public lands available for

380 agriculture and forestry or both, provide ample lands for both present needs and future
381 uses of the industry. Designated mineral lands together with federal mineral rights and
382 development policies provide ample resource availability to support the mining activity
383 without intruding on the forestry and agricultural needs of the County.

384 The Rural Resource/Recreation designated lands have historically provided both
385 livestock and forestry uses as well as leased farm lands and recreational uses.
386 Agricultural and forestry uses and accessory uses in support of agricultural and forestry
387 uses are priority uses on Rural Resource/Recreation lands under the terms of this Plan.

388 Within the Rural Resource/Low Density designated area the following uses are priority
389 uses in support of the County's agriculture economy.

- 390 • All agricultural operations including raising food or fiber, livestock, feedlots, or the
391 processing of agriculture products.
- 392 • Sale of agricultural products.
- 393 • Home occupations and home-based industries providing on-farm, non-farm
394 income.
- 395 • Manufacturing activities that are resource based, require proximity to agricultural
396 operations.

397 Uses that have historically existed in concert with the priority uses and which can be
398 accommodated in the Rural Resource/Low Density area with special controls include:

- 399 • Subarea plans in which rural lands have been designated and allocated in
400 accordance with more specifically detailed plans such as those fostered by
401 Appendices A and B attached hereto.
- 402 • Commercial tourism activities with a nexus to agriculture or compatible with
403 off-season periods.
- 404 • Residential uses including vacation rental, all single family, extended family,
405 and farm worker housing.

406 **Forestry**

407 Forestry, fishing and related activities employed 1,478 people and 6.2% of the total
408 employment opportunities in the County in 2011.

409 This industry in Okanogan County earned \$38,892,000 and equates to 4.5% of all
410 earnings (2011).

411 The average employee made \$26,314 in 2011 in forestry, fishing and related activities.

412 The forestry industry in Okanogan County requires access to state and federal lands
413 suitable for forestry on an ongoing basis, as private lands do not contain enough timber
414 to support a viable mill or permanent forest industrial base.

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415 In Rural Resource/Recreation lands management of forestry resources on a sustained
416 yield basis is a priority use where allowed on federal lands and reduction of access to
417 those lands for forestry purposes would have an adverse impact on the County forest
418 economy.

419 Within the Rural Resource/Low Density designated area the following uses are priority
420 uses in support of the County's forestry economy:

- 421 • Harvest and processing of forest products.
- 422 • Equipment yards, repair and maintenance operations.
- 423 • Manufacturing that requires proximity to forest products.
- 424 • Home occupations and home-based industries.
- 425 • Residential uses including vacation rental, single family, extended family, and
426 farm worker housing, with covenants to assure compatibility with resource
427 activities.

428 **Mineral Lands**

429 Mineral extraction in Okanogan County employed 242 people in 2011, which is 1% of
430 the total employment opportunities available.

431 The mining industry for the County earned \$17,211,000, which is 2% of total earnings in
432 2011.

433 The average mineral extraction related employee earned \$71,120 in 2011.

434 While forest and agricultural lands have coincided for more than a century and those
435 uses can be addressed with compatibility requirements in the official controls, it is
436 prudent to identify long-term commercially significant mineral resource activities on
437 private lands in Okanogan County and identify those on a map to provide warnings to
438 those unaware of the activity and protection to the activity from unanticipated sources.

439 Map 3 identifies those mines with an active conditional use permit and/or DNR Surface
440 Mining Permit and which constitute the long-term commercial mineral resource sites on
441 private lands in Okanogan County. Significant operating mines are permitted by state
442 and federal agencies in the Rural Resource/Recreation designated lands and those
443 mines are considered part of the long-term commercially significant mineral resource
444 areas of the County.

445 The County has designated existing state permitted mine sites as mineral resource
446 areas. For future purposes additions to the long-term commercially significant mines
447 are those that maintain an active DNR surface mining use permit under Chapter 78.44
448 RCW and in which the permitted minimum is in excess of 10 acres and the permitted
449 parcel is in excess of 80 acres. Such areas shall be added to Map 3 as long-term
450 commercially significant mineral resource areas to provide added protection to the

451 mining activity and within the Rural Resource/Recreation and Rural Resource/Low
452 Density areas.

453 For areas not so designated, existing nonconforming mines may continue to operate,
454 but new mines, or any major change in operations (including expansion to new lands
455 not part of the original mine plan), shall be subject to regulatory controls by conditional
456 use permit. Such regulations may recognize differences between Rural Resource/Low
457 Density areas that tend to be lightly populated and requests in the Rural/High Density
458 areas that tend to have greater potential for conflict.

459 Permitted uses within a designated mineral resource area include:

- 460 • All uses directly or indirectly associated with the extraction, storage, processing
461 and transportation of mineral resources.
- 462 • Forest and agricultural areas and associated and ancillary facilities.
- 463 • Limited onsite housing may be permitted as part of a conditional use covenanted
464 to protect long-term mining activities.
- 465 • If the owner of a mineral designation parcel wants to have residential housing as
466 well as mineral uses, the designation should be modified to remove lands with a
467 residential potential from the designated mineral resource lands. Such change
468 will be made only at the request of the owner, with a statement that such change
469 will not alter the ability to properly mine the remaining site.
- 470 • Other non-mineral resource uses may be permitted in designated mineral
471 resource areas by conditional use, but any approval would require consideration
472 of potential impacts to the mine operations (noise, dust, blasting where used) and
473 a finding of no significant impact to mineral resource uses would be a
474 requirement of any approval of a non-mineral resource use.

475

476 **Chapter 4. RURAL LANDS CRITERIA FOR**
477 **DESIGNATION AND CHANGE**

478 **HISTORY**

479 Lands in the Rural designations will contain the greatest mix of existing and potential
480 uses because of the tremendous diversity of these lands. A wide range of compatible
481 uses should be considered with reliance on the underlying zoning to ensure
482 compatibility of proposed activities in regards to existing uses and historical
483 characteristics of the neighboring area. Okanogan County is large in size and varied in
484 topography and climate. For these reasons, lands in the Rural/High Density and Rural
485 Resource/Low Density designation exhibit great differences in terms of ability to support
486 residential density and other land use activities. Underlying zoning and/or the review
487 processes that support and implement this Plan are established with consideration for
488 the ability of the land to support the proposed land use activity.

489 **PURPOSE**

490 For planning purposes Okanogan County lands are divided into four categories based
491 on jurisdictional control. Public lands controlled by state and federal agencies under a
492 variety of enabling statutes, urban lands controlled by incorporated cities and towns,
493 Tribal lands controlled by The Confederated Tribes Of The Colville Reservation and the
494 remainder of the County under direct County control.

495 Regulatory review of land use proposals through official controls is necessary to identify
496 probable impacts and to ensure compatibility with the goals of this Plan. The objective
497 of more detailed zoning in the two Rural designations is to provide a more effective mix
498 of land uses to support residential, commercial, industrial, agricultural, tourist, and
499 recreational opportunities; to maintain and enhance the County resource industries; to
500 promote recreation and other industries contributing to the County's economy; and to
501 provide a wide range of residential opportunities and affordable housing in all areas of
502 the County. Environmental protections are embodied in critical area and shoreline
503 overlays and the SEPA review required under Chapter 43.21C RCW

504 The County rural lands are divided into two overall designations, Rural Resource/Low
505 Density reflecting areas where historic development patterns are on larger lots and
506 frequently coincide with recreational and resource activities. This Plan reduces the
507 base density, unless changed in accordance with this Plan and adopted official controls,
508 as one unit per five acres. The other uses allowed in the former minimum requirements
509 district remain subject to official controls. The Rural/High Density designation is applied
510 to areas where higher density or intensity has developed historically or may be
511 expected to occur. The high density areas have not changed in allowed uses under the

512 former minimum requirements district and are located where transportation and other
513 services are available or can be more readily provided to developments that may occur.

514 Map 1 details the allocation of lands under the categories identified above.

515 Since the adoption of the 1964 Comprehensive Plan the County has adopted a variety
516 of land uses reflecting the current development pattern in the County, which is typically
517 centered on a variety of historic communities or locals throughout the County. While
518 small and disperse, each of these areas has a sense of history and identity that is part
519 of the custom and culture of the County and which is preserved by this Plan.

520 At the time of adoption of this Plan, the following code sections and uses are presently
521 in place and will continue as the initial expression of the public interest in the
522 implementation of this Plan.

523 17.07 Agriculture District (AD) 17.08 Agricultural-Residential District (A-R)

524 17.09 Suburban Residential District (SR) 17.10 Commercial District (C)

525 17.11 Industrial District (I) 17.12 Airport Development District (AP)

526 17.14 Methow Review District (MRD) 17.14A Rural Residential District (RRD)

527 17.14B Low Density Residential District (LDRD) 17.15 Urban Residential District
528 (UR)

529 17.16 Neighborhood Use District (NU) 17.17 Special Review Commercial

530 17.19 Planned Development (PD) 17.20 Planned Destination Resort (PDR)

531 17.21 District Use Chart for the districts noted above.

532 The County has reviewed the above existing land use designations (identified on Map
533 2), which are consistent with this Plan and may be modified by recommendation of the
534 planning agency consistent with the statement of purpose for each zone and the goals
535 of this Plan.

536 The Rural Resource/Low Density districts (private lands) and Rural
537 Resource/Recreation districts (public lands) provide a mix of existing agricultural and
538 resourced based activities, recreation, low density residential and tourism, as well
539 considerable acreage not devoted to any specific use but available to accommodate
540 one or more of the preferred uses as needs grow or change. These activities need to
541 be protected and promoted in a manner to assure mutual compatibility to promote the
542 diversity they provide to the economic base. Low density residential uses (permanent
543 and recreational) are allowed to provide an adequate inventory of housing sites for

544 those seeking a rural and/or recreational lifestyle and to provide worker housing in
545 proximity to employment providers.

546 The ability of lands in the two Rural designation districts to support density and
547 permitted/conditional uses will be affected by other bodies of required regulation such
548 as critical areas ordinance and shoreline master program. This must be taken into
549 account when the adequacy of land in the Rural designations is reviewed.

550 DENSITY

551 Within the Rural Resource/Low Density designated lands shown on Map 1 the base
552 density allowed is one unit per five acres with minimum lot sizes, and maximum
553 densities determined by fire access and safety requirements, and by limitations on
554 exempt wells (5000 gpd per residential project) and other allowed exempt uses as
555 provided by RCW 90.44.050. The revised Rural Resource/Low Density zone identified
556 as OCC _____ adequately provides the official controls for the portion of this district
557 not in the Methow Review District or otherwise specifically designated on Map 2.

558 COMPATIBLE USES

559 The Rural designations provide a wide array of permitted and conditional uses reflecting
560 the historic and traditional development patterns within the County. The specific mix of
561 permitted uses identified in the Rural Resource/Low Density area at the adoption of this
562 Plan shall be the permitted and conditional uses set forth in Chapter 17.21 Okanogan
563 County Code, Minimum Requirements District, which with the density changes is being
564 readopted as Rural Resource/Low Density district. In addition, Methow Review District,
565 Agricultural districts and neighborhood commercial districts necessary to serve rural
566 populations are permitted within the Rural Resource/Low Density designated areas.

567 The densities and uses allowed in the Rural/High Density designated areas, not
568 otherwise specifically designated on Map 2, include all of the uses identified in Chapter
569 17.21 Okanogan County Code, Minimum Requirements District, being readopted as
570 Rural/High Density. In addition, all of the other uses and activities identified in Chapter
571 17.21, except agriculture, are properly located in the Rural/High Density designated
572 area. In addition, upon request, the City Expansion Areas would also be appropriate
573 uses expanding into such areas.

574 CONDITIONAL USES

575 Conditional uses are also identified in the underlying zone referenced above.
576 Conditional uses are those activities that, due to a greater potential for conflict with
577 existing uses, require a higher level of review. Examples of conditional uses in the

578 Rural designations may include but are not limited to the uses below and other similar
579 uses of a size and intensity that require additional review to assure compatibility with the
580 neighborhoods, the priority uses and the issues addressed in the official controls to
581 implement this Plan:

- 582 • Processing of agriculture products
- 583 • Neighborhood commercial centers
- 584 • Light manufacturing
- 585 • Resource based heavy manufacturing
- 586 • Commercial tourism
- 587 • Alternative energy facilities
- 588 • Mineral extraction outside of a designate mineral resource area.

589

590 Chapter 5. UNINCORPORATED TOWNS AND
591 NEIGHBORHOOD COMMERCIAL CENTERS
592 LAND USE

593 PURPOSE

594 Unincorporated towns are residential and commercial centers located in Okanogan
595 County that are not incorporated cities. The County recognizes the important role they
596 play as service centers and focal points for the surrounding neighborhoods. The area
597 within the designation should provide sufficient land to provide needed local goods and
598 services. Future expansion of the unincorporated towns and neighborhood commercial
599 centers will be based upon the needs of the residents and the ability of the area to
600 provide services.

601 This Comprehensive Plan for Okanogan County recognizes the following
602 unincorporated towns and neighborhood commercial centers and establishes these
603 policies for future planning and development of them.

- 604 • Methow
- 605 • Carlton
- 606 • Malott
- 607 • Loomis
- 608 • Wauconda
- 609 • Chesaw
- 610 • Molson
- 611 • Ellisforde
- 612 • Mazama
- 613 • Monse
- 614 • Nighthawk
- 615 • Havillah

616 DESIGNATION CRITERIA

617 Unincorporated towns and neighborhood commercial centers have been designated
618 and developed based on the following criteria:

- 619 • Existence of services such as neighborhood retail, tourist retail, and government
620 services.
- 621 • Existence of more intense residential development than the surrounding areas.

4/28/2014

23

- 622 • Historical value as past settlement with existing tourist activities.
- 623 • Ability to support more intense development.

624 Future Neighborhood Commercial Centers

625 Due to the vast size of Okanogan County, it is important to locate necessary services in
626 proximity to the residents. Settlement patterns will be driven by expansion of
627 agriculture, forestry, and mining in rural areas in addition to expansion of tourism. New
628 service centers should be considered to minimize impacts to the transportation system
629 brought about by longer trips to obtain basic services.

630 The unincorporated towns and neighborhood commercial centers also serve as focal
631 points for area residents, providing for a sense of community. The demand for new
632 neighborhood commercial centers will be created by the needs of the area residents
633 and landowners.

634 Proposals for new neighborhood commercial centers should be reviewed in accordance
635 with the designation criteria and general planning objectives previously stated in this
636 section.

637 Chapter 6. CITY EXPANSION AREAS

638 HISTORY

639 Okanogan County and the cities and towns therein, recognize that a cooperative effort
640 between local governments is needed to effectively and efficiently serve the needs of
641 the citizens. The City Expansion Area designation is used to identify those lands into
642 which the city or town intends to grow through a twenty year planning window. The
643 policies and procedures contained in this Comprehensive Plan, supplemented by
644 intergovernmental agreements as needed, are designed to give clear direction for the
645 process to designate, review, and amend City Expansion Areas. Subsequent project
646 review and land use decisions, while under the sole authority of the County until such
647 times as the lands annex, are carried out in accordance with the agreed upon
648 processes.

649 PURPOSE

650 As stated above, a clear and cooperative approach to land use planning and decision
651 making between the County and its cities and towns is necessary to successfully
652 conduct the business of the people. The adoption of agreed upon City Expansion Areas
653 into this County Comprehensive Plan accomplishes two specific goals. Cities and
654 towns have the ability to plan infrastructure and service requirements for a specific
655 growth area. The city or town can propose pre-annexation designations to promote a
656 predictable growth pattern, efficient extension of infrastructure, and to ensure sufficient
657 inventory of land for residential, commercial, and other development. The County can
658 incorporate into their Plan the city or town proposed use of the CEA. This allows the
659 County to accurately analyze the inventory of land available for uses best suited to
660 densely populated areas and to coordinate uses in the rural areas accordingly.

661 DESIGNATION CRITERIA

662 Requests for specific City Expansion Areas, and any amendments thereto, will be
663 processed by the Planning Commission as amendments to this Plan. Only the
664 municipalities shall propose CEA boundaries. In reviewing proposals for CEA
665 designation, the County should consider the following factors in considering a proposed
666 map change:

- 667 • Current inventory of developable land in the incorporated boundaries.
- 668 • Inventory of land necessary to provide for projected growth including affordable
669 housing.

- 670 • Analysis of ability to provide sewer, water, and other public services to
- 671 designated CEA.
- 672 • Benefits and impacts to existing resource and recreational activities.

673 ZONING AND PROJECT REVIEW

674 The County has the sole authority for land use and project review on lands within the
675 CEA but outside the incorporated boundary. The County, in considering an application
676 for land use/project in the CEA, shall consider the following:

- 677 • Compatibility with any sub-designations by the municipality within the CEA.
- 678 • Impact of the project or proposal on municipal services.
- 679 • Compatibility with surrounding uses.
- 680 • Impact of the project or proposal on the municipal transportation system.

681

682 Chapter 7. MORE COMPLETELY PLANNED AREAS

683 PURPOSE AND INTENT

684 It is the intent of the County to ensure the updated Comprehensive Plan remains
685 responsible to the wide range of landscapes and demographics within the County's
686 borders. To reflect these differences, the County may create and adopt More
687 Completely Planned Areas ("CPA") Plans to help inform development regulations such
688 as zoning and subdivision codes.

689 Since 1971, Okanogan County has utilized CPA plans to provide for land use planning
690 at a sub-area scale, including the Methow Valley. It is the intent of the County to
691 continue to utilize CPA Plans for the Methow Valley, and to consider the creation of new
692 CPAs in the future as deemed appropriate and necessary to most effectively reflect the
693 desires of the communities which comprise Okanogan County.

694 The goals and policies developed within a CPA Plan adopted by the County shall apply
695 only to the geographic area of the CPA as the Board of County Commissioners has
696 defined its geographic boundaries at the time of CPA Plan adoption. The content of
697 CPA Plans shall not be applied outside of the area for which it has been created and
698 adopted.

699 Two existing CPA's have been reviewed and revised along with the comprehensive
700 plan. They are the Methow Valley More Completely Planned Area and the Methow
701 Valley More Completely Planned Area Mazama Community Master Plan Sub Unit A.
702 These CPA's will be adopted following adoption of the comprehensive plan. Any
703 modifications to planning or land use designations within the Methow Valley More
704 Completely Planned Area and the Methow Valley More Completely Planned Area
705 Mazama Community Master Plan Sub Unit A shall be compatible with the goals and
706 policies of these plans.

707 DESIGNATION CRITERIA

708 The geographic boundaries of a CPA shall be determined by the Board of County
709 Commissioners after consideration of the following:

- 710 • Logical natural and physical boundaries (highways, other CPA planning area
- 711 boundaries, watersheds, etc.).
- 712 • Landowner interest.
- 713 • Community identification within the CPA.

- 714 • Other factors as may be identified by the County and deemed important in
715 providing for logical land use planning areas.

716 **Establishing Future More Completely Planned Areas**

717 Future CPAs may be established by the County Commissioners after a request by
718 petition from a majority of landowners who together own 2/3rds of the acreage within
719 the newly proposed CPA.

720 A diverse Advisory Committee of individuals owning property within the proposed CPA
721 shall lead CPA planning efforts. The County Commissioners shall appoint Advisory
722 Committee members after a publicly advertised recruitment period.

723 All future CPA Plan development processes shall provide for properly advertised public
724 meetings to be hosted by the Advisory Committee, in coordination with the Okanogan
725 County Planning Department, to provide opportunities for general public participation.

726 Draft CPA Plans shall be forwarded to the Planning Commission with a
727 recommendation from the CPA Advisory Committee and shall be processed in
728 accordance with the County's process for Comprehensive Plan amendments. At a
729 minimum, CPA Plans shall include the elements required for Comprehensive Plans
730 under RCW 36.70.330 but not exceed the requirements of the Planning Enabling Act or
731 those portions of the Growth Management Act applicable to non-GMA counties.

732 Chapter 8. CIRCULATION ELEMENT

733 INTRODUCTION

734 Okanogan County has experienced modest growth activity in the past which is expected
735 to continue in coming years. To effectively and efficiently accommodate this growth in
736 an orderly fashion, Okanogan County, The Confederated Tribes of the Colville
737 Reservation, and the cities and towns in the County have recognized the need for a
738 transportation plan that describes the transportation system as it exists today and
739 addresses the transportation needs for the next 20 years. This Transportation Element
740 is intended to foster a coordinated transportation system which integrates the needs of
741 each of the County's jurisdictions and the unincorporated rural areas.

742 PURPOSE OF THE TRANSPORTATION ELEMENT

743 As the first countywide transportation element, this document serves several purposes.
744 It serves as an investigation into how the County's transportation system and
745 transportation usage is structured, and is an important resource for the County, its
746 jurisdictions, and its citizens.

747 The Transportation Element is intended to guide an ongoing planning and decision
748 making process that shapes the transportation system and ensures that needs are
749 addressed within the available resources between the public and private sectors
750 consistent with the goals of this Plan.

751 The results of this program are reflected in Map 3, the Transportation and Essential
752 Public Facilities Map, which shall be updated periodically as six-year road program and
753 RTPO programs are implemented and change over time.

754 Regional planning in the County will be conducted under the auspices of the Okanogan
755 County Conference of Governments currently in the process of formation.

756 This Transportation Element will serve as important groundwork for the development of
757 the Okanogan County Conference of Governments.

758

759 LAND USE AND TRANSPORTATION

760 The Transportation Element is designed to provide coordination between future land
761 use plans and the transportation facilities and services needed to meet current system
762 deficiencies and to support current growth. The anticipated types, intensity, and timing

763 of land development in the County will largely determine the mode of transportation
764 provided, its effectiveness in moving people, and the travel behavior of people using the
765 land. In addition, land use decisions outside of the County impact the transportation
766 system and as a result, attention must be given to the anticipated trends in these
767 peripheral areas.

768 The County's resources are limited; therefore the County must achieve a balance
769 among the needs within each of the four transportation regions identified below to
770 accommodate both rural and urban areas, and various modes of transportation to
771 maximize person-carrying capacity instead of vehicle-moving capacity. With large
772 expanses of sparsely populated land, most travel in Okanogan County tends to be by
773 private vehicle. However, even in a largely rural county, there are opportunities to
774 accommodate transportation alternatives other than the single occupant vehicle. A
775 clear understanding of land use development patterns will enable the County to
776 effectively provide for these alternatives.

777 In the preparation of this Element, the available existing land use information and future
778 land use plans for cities and towns, the County, and The Confederated Tribes of the
779 Colville Reservation have been examined. Based on this information, modes of
780 transportation alternatives have been developed and analyzed in terms of implications
781 to meet future transportation needs.

782 OKANOGAN COUNTY PLANNING REGIONS

783 For purposes of transportation planning, Okanogan County is divided into four planning
784 regions: North, Central, South, and Methow. By dividing the County into these four
785 regions, the specific needs of each local jurisdiction and surrounding development in
786 rural areas can be better addressed. Map 3 identifies the existing transportation
787 infrastructure in place on a county-wide basis. The Okanogan County Conference of
788 Governments will review the boundaries of the planning regions as it moves forward
789 with the development of a transportation plan specific to Okanogan County, its Cities
790 and Towns, and the Colville Confederated Tribes.

791 FUNCTIONAL CLASSIFICATION SYSTEM

792 Classification of streets and highways in the State of Washington is based upon
793 guidelines prepared by the Federal Highway Administration (FHWA). Streets are
794 classified based upon the degree to which they provide travel movement and land
795 access functions. Specific criteria defining streets includes the following:

- 796 • Character and relative length of trips.
- 797 • Anticipated or projected traffic volume.
- 798 • The relationship of a street to the land use it serves.

799 Each local jurisdiction is responsible for defining its transportation system into the
800 following functional classifications:

801 **Principal Arterial:** (01 Rural/Interstate)—Streets and highways which contain
802 the greatest portion of movement or long-distance travel. Such facilities serve
803 high-volume travel corridors that connect major generators of traffic. The
804 selected routes provide an integrated system for complete circulation of traffic,
805 including ties to the major rural highways entering urban area. Generally,
806 principal arterials include high traffic volume streets.

807 **Minor Arterial:** (06 Rural/ Minor) —Streets and highways which connect with
808 remaining arterial and collector roads that extend into the urban area. Minor
809 arterial streets and highways serve less concentrated traffic-generating areas
810 such as neighborhood shopping centers and schools. Minor arterial streets
811 serve as boundaries to neighborhoods and collect traffic from collector streets.
812 Although the predominant function of minor arterial streets is the movement of
813 traffic, they also provide for considerable local traffic that originates or is destined
814 to points along the corridor.

815 **Major Collector:** (07 Rural Major Collector)—These routes should provide
816 service to the county seat if not on an arterial route, to larger towns not directly
817 served by the higher systems, and to other traffic generators of equivalent inter-
818 county importance, such as consolidated schools, shipping points, county parks,
819 important agricultural areas, etc. In addition, these routes should link larger
820 towns and/or cities with routes of higher classification and should serve the more
821 important inter-county travel corridors.

822 **Minor Collector:** (08 Rural Minor Collector)—These routes should be spaced at
823 intervals consistent with population density, collect traffic from local roads, and
824 bring all developed areas within a reasonable distance of a collector road. In
825 addition, these routes should provide service to the remaining smaller
826 communities and link the locally important traffic generators with their rural
827 counterparts.

828 **Local Access:** (09 Rural Unclassified) —Streets not selected for inclusion in the
829 arterial or collector classes. They allow access to individual homes, shops, and
830 similar destinations. Direct access to abutting land is essential for all traffic
831 originating from, or destined to, abutting land. Through traffic should be
832 discouraged by appropriate geometric design and/or traffic control devices.

833 **Chapter 9. ESSENTIAL PUBLIC FACILITIES**

834 **AIRPORT SAFETY**

835 The general aviation, non-general aviation, and private airstrips in Okanogan County
836 provide a vital transportation link and are tangible assets to the economic base of the
837 County. Air transportation provides important support to emergency services by
838 enabling the rapid importation of vital supplies and the transportation of injured or ill
839 people to larger or specialized medical facilities. The airports provide the opportunity to
840 capitalize infrastructure for the siting of compatible industrial and commercial
841 businesses.

842 This Comprehensive Plan creates policy designed to guide zoning and other
843 development regulation to protect airports from incompatible land uses both onsite and
844 on adjacent lands as encouraged by the Revised Code of Washington and required
845 federal regulation.

846 Aviation facilities are mapped as terminals on the Transportation and Essential Public
847 Facilities Map, Map 3, and may be adjusted as the size, shape or number of facilities is
848 modified.

849 **CAPITAL FACILITIES—LOCAL**

850 The Okanogan County Capital Facilities Planning identifies the need for new capital
851 facilities and major enhancements to existing facilities through a twenty year planning
852 window. Proposed or anticipated funding and the critical timeline for implementation are
853 typically identified through a series of six-year plans. The Capital Facilities Plan will be
854 reviewed for consistency with this Plan.

855 **CAPITAL FACILITIES—REGIONAL**

856 Major facilities to be identified under this classification include railroad corridors, major
857 irrigation canals, utility corridors for gas and electric power transmission, rail lines, ports
858 and other terminal facilities serving Okanogan County. Those present at the adoption of
859 this Plan are illustrated on Map 3.

Chapter 10. COORDINATION

FEDERAL AGENCIES

The customs and cultures of Okanogan County are historically tied to the land. Okanogan County exists as a direct result of the natural resources found here and the industries they support. Agriculture, mining, forestry, and fishing are examples of the resource-based industries on which we depend. The preservation of our customs and culture and the stewardship that has evolved as a result is a critical component in protecting the land for future generations. Local government has the responsibility to protect private property, the local tax base, economic stability, and in general, the well-being of the local community. These critical functions are profoundly impacted by the land management decisions of federal and state agencies.

Congress has long recognized the importance of local governance to the effective management of the nation's resources. It has provided for the involvement of units of local authority in every federal land use statute passed in the past 35 years. In many of these statutes, Congress has mandated that the federal land use agencies "coordinate" their policies and management activities with local government.

This Congressional directive to coordinate means the federal agencies shall give prior notice to counties of agency plans and management activities and requires agencies to make every effort to insure their policies and management activities are consistent with local plans. Congress has directed federal agencies to coordinate with local government because they recognize local authority must be consulted and involved in the decision-making process at the earliest stages and prior to the public input process.

In their decision making the federal agencies must consider the effect their decisions will have on local customs and culture, community stability, and economic stability. Conservation and use of the environment and natural resources must be considered as part of the action taken.

It is the policy of Okanogan County to meet with and respond to federal agency coordination requirements in a timely fashion.

The following elements are essential to meeting the coordination requirements:

- Early notice and coordination with the County to the fullest extent possible to enable the County to be responsive as plans are being developed.
- Project or plan documents must identify how the project or policy promotes the goals and objectives of this Comprehensive Plan early in the process, to permit

opportunity for evaluation and modification where necessary before substantial resources have been committed.

It is the policy of Okanogan County to commit resources to any coordination program through memorandum or otherwise to address the process for such coordination, including but not limited to joint planning, shared environmental research and data collection during the development phase of environmental documents, and public information and outreach through joint hearings and processing of environmental documents in advance of publication and public distribution. Under the goals and policies of this Comprehensive Plan, a complete environmental documentation would:

- Identify possible conflicts with the goals and policies of this Plan and include a description of alternatives to resolve possible conflicts with Okanogan County's laws, policies and plans including this Comprehensive Plan. The agency shall consider reconciling the proposed action with the County's laws, policies, and plans including this Comprehensive Plan and after such consideration will take all practical measures to resolve such conflicts. These measures will be described and results displayed in appropriate documentation.
- Not assume that any proposed actions would be consistent with Okanogan County conditions or would have no significant impact without coordination and consultation with the County and review of data specific to Okanogan County.
- Implement adequate mitigation measures, adopted with the concurrence of Okanogan County, to mitigate adverse impacts on custom, culture, economic stability, and protection or use of the environment.
- Protect property rights from unconstitutional takings or imposition of excessive conditions as expressed in Supreme Court cases such as *Nollan*, *Dolan* and *Koontz*.

STATE AGENCIES

The state's Growth Management Act requires state agencies to comply with local comprehensive plans, development regulations and amendments adopted pursuant to Chapter 36.70A RCW, which in Okanogan County, a non GMA county, would include policies and regulations pertaining to resource lands and critical areas as required by RCW 36.70A.130. In addition, the State Environmental Policy Act, Chapter 43.21C RCW, sets forth a consistent process for the review of probable, significant and adverse environmental impacts brought about by land use decisions, both project specific and programmatic, by state agencies subject to the chapter.

Okanogan County is the presumptive lead agent on any project that requires a development permit from the County, and should be considered co-lead agent on any plan that when completed will necessitate a development permit from the County or have a material impact on the economy or people of the County.

Standards for SEPA compliance and coordination with state agencies is the same as set out for federal programs noted above. Official controls may be adopted to provide additional guidance on local processes in connection with agency consultations and coordinated SEPA review.

PRIVATE PROPERTY

Okanogan County has approximately 70% of its land mass under public ownership. The continued conversion of private land to public ownership will cause adverse impacts to the tax base and local economy if it continues unabated. It is the policy of Okanogan County that sufficient publicly owned land is located in the County to provide for the needs of recreation and wildlife habitat. The acquisition of fee simple property or development rights by public agencies or using public and/or ratepayer funds should only be considered in such a manner that no net loss of agricultural, forestry and recreational land is achieved.

Chapter 11. SMP AND CAO

SHORELINE MASTER PROGRAM

Okanogan County is required to adopt a Shoreline Master Program pursuant to Chapter 90.58 RCW and the guidelines of Chapters 173-26 and 173-27 WAC.

The Shoreline Master Program must be consistent with the policies in this Comprehensive Plan and compliant with the specific requirements of Washington state law. The Master Program is applicable throughout the County on state public lands and fee lands within the bounds of The Confederated Tribes of the Colville Reservation and shall operate as an overlay in each of the designated areas in which it applies. In the event of conflict the requirements of the Shoreline Master program shall prevail.

CRITICAL AREAS ORDINANCE

Okanogan County is required to designate and protect critical areas under RCW 36.70A.170/060 (2) of the State's Growth Management Act. Critical areas so designated shall be an overlay in each of the designated areas to the extent of County jurisdiction. In the event of conflict with the underlying zoning, the provisions of the Critical Areas Ordinance shall prevail.

The requirement for regulating agricultural activities in identified critical areas has been the subject of litigation in Washington State. In an effort to reduce the level of litigation the legislature adopted RCW 36.70A.705, Voluntary Stewardship Program. Okanogan County has opted in to the Voluntary Stewardship Program. By this action the issue of regulating agricultural activities in identified critical areas is in abeyance until the legislature provides funding to the counties to create a Voluntary Stewardship Program. Through the Voluntary Stewardship Program the issue of managing agricultural activities in identified critical areas will be addressed.