

**Environmental Impact Statement (Draft 1)**  
**Addendum 1**  
**Revisions to Okanogan County Comprehensive Plan (preferred alternatives)**  
**May 12, 2009**

Introduction

Addendum one of this Environmental Impact Statement discusses any probable, significant, and adverse impacts generated by implementation of the following preferred alternatives for the revised comprehensive plan, revised comprehensive plan land use designation map, revised zone code, revised zone designation map, and the revised subdivision regulation.

This addendum does not discuss the revisions to the Shorelines Master Program (SMP) and Critical Areas Ordinance (CAO). The SMP and CAO processes are awaiting completion of the buildable lands analysis, accumulative impacts analysis, and the restoration plan. The SMP and CAO will be the subject of future addendums to this Environmental Impact Statement.

The Fire Protection and Hazard Mitigation Plans are not changed from the issuance of the first draft of this Environmental Impact Statement.

Summary of Changes

Comprehensive Plan-No action alternative  
 Summary of Existing Land Use Designations

<b>ZONE</b>	<b>ACRES</b>
NEIGHBORHOOD USE	14.224
AGRICULTURAL – RESIDENTIAL	491.050
AIRPORT DEV DIST	176.645
BARNHOLT	642.670
CARLTON AGRICULTURAL	66.753
CARLTON COMMERCIAL	16.796
COMMERCIAL	223.291
INDUSTRIAL	7.479
LOW-DENSITY RESIDENTIAL	4605.097
MINIMUM REQUIREMENT DISTRICT	2234562.916
MOLSON OVERLAY	68725.526
MRD 1	601.612
MRD 12,500	27.531
PLANNED DEVELOPMENT	61.412
RURAL RESIDENTIAL	17430.977
SCHOOL DISTRICT 350	1043944.462

SPECIAL REVIEW COMMERCIAL	36.069
SUBURBAN - RESIDENTIAL	296.384
URBAN RESIDENTIAL	32.415
VALLEY FLOOR	27488.096

- Minimum Requirement District Includes Colville Reservation 677,567.14 acres

## Comprehensive Plan-Preferred Alternatives

### Summary of Land Use Designations

Designation	Acres	%
Resource Lands-Agriculture	613,268.34	17.98
Resource Lands-Forest	1,880,913.45	55.15
Urban Resource	34,910.04	1.02
Rural Low	64,265.02	1.88
Rural Medium	65,143.93	1.91
Rural High	20,513.06	.60
Incorporated Towns/Cities	7,869.48	.23
Urban Growth Areas	10,306.04	.30
Lamird (Limited Area More Intense Rural Development)	907.28	.03
Sub-Unit A (Mazama)	14,232.39	.42
Colville Reservation	677,567.14	19.87
Water Bodies	20,521.56	.60

### Analysis-Description of Alternatives

#### Methow Sub-unit A (Mazama)

The preferred alternative for Methow Sub-Unit A is the no action alternative. All existing densities, permitted, and conditional uses are proposed to remain in place.

#### Methow Review District and Lower Methow

The Methow Review District and Lower Methow preferred alternative continues the valley floor five and uplands twenty zoning to Black Canyon. In the Methow Review District this is consistent with the no action alternative but does propose changing the title of the existing zones. In the Lower Methow Area the preferred alternative proposes a one in five acre underlying density in the valley floor and a one in twenty acre underlying density in the uplands area. This contrasts with the minimum requirement district currently in the Lower Methow which supports a one in one acre underlying density.

#### Molson Overlay

The Molson overlay retains the one in twenty underlying density but imposes a forty acre minimum project footprint before utilizing the cluster subdivision process.

## Resource Lands-Agriculture

The preferred resource lands-agriculture designation proposes a one in twenty acre underlying density with the ability to apply the proposed cluster subdivision ordinance. The proposed cluster subdivision ordinance dictates no minimum lot size other than that required to meet public health requirements for well and septic. The maximum density bonus possible in the cluster subdivision ordinance is 300%.

Compatible uses in the preferred alternative support traditional agricultural operations in addition to creating a mix of non-traditional but agriculture compatible activities to allow the agriculturalist the opportunity to diversify their income producing activities. Tourism activities with an agricultural nexus, value added processing of agricultural products, and natural resource based activities are consistent activities in the resource land-agricultural designation.

Most of the land proposed for the Resource Land-Agriculture designation was previously in the Minimum Requirement District. This change moves the underlying density for approximately 613,268 acres of land from a one in one acre to one in twenty acre underlying density. With application of the cluster ordinance a maximum density bonus of 300% increases the possible density to one in approximately six and one half acres. (Note: underlying density designations do not dictate the minimum lot size). While the underlying density in the preferred alternative is a significant change from the potential density allowed in the minimum requirement district it represents what was common practice in terms of land subdivision in many rural areas. The often used practice of large lot subdivisions (twenty acre lots) and then subsequent short platting of the twenty acre lots resulted in a resulting density of one in five acres. The historic practice created a settlement pattern where residences were spaced in such a manner resulting in the need for larger road systems and other supporting infrastructure and created direct impacts on more land to achieve the desired number of building sites.

The preferred alternative creates incentive to utilize the cluster subdivision process. By creating a settlement pattern of smaller lots served by smaller and more compact road systems and supporting infrastructure and by creating a tighter spacing of residential sites the direct impact is concentrated in a smaller area. The development proposals that create the greatest density bonuses are designed to encourage the dedication of the land not utilized in the areas of greatest impact to on-going agricultural operations. This practice can preserve the critical mass of agricultural land necessary to maximize the possibility of a viable agricultural economic base and further provides areas that serve as wildlife habitat, permeable surfaces for aquifer recharge, and other non-agricultural related benefits.

The preferred alternative reduces the possible density for development from the no action alternative which can have economic impact to the land owner. It is believed that by creating the cluster subdivision process the lost economic value can be restored by increasing the underlying density through density bonuses and by reducing development cost by creating a tighter settlement pattern and reducing the accompanying infrastructure requirements.

### Resource Lands-Forest

The preferred resource lands-forest designation proposes a one in twenty acre underlying density with the ability to apply the proposed cluster subdivision ordinance. The proposed cluster subdivision ordinance dictates no minimum lot size other than that required to meet public health requirements for well and septic. The maximum density bonus possible in the cluster subdivision ordinance is 300%.

Compatible uses in the preferred alternative support traditional forestry and natural resource based activities. Agricultural activities are consistent with the resource land-forest designation. Tourism and recreational activities, and value added processing of forest products are consistent activities in the resource land-forest designation.

A large portion of the land in resource land-forest designation is owned by the public. The purpose of applying the comprehensive plan designation is three fold. The first is to create a comprehensive plan designation which guides compatible land use activity should the property come out of public ownership. The second is guide potential government land use activities should management plans for the lands change. The third is the comprehensive plan land use designation provides guidance to the federal agencies in complying with their requirement to be in compliance with local land use plans. The recognition of this land as resource lands and as such critical to the economic base of Okanogan County as well as playing a major role in the customs and cultures of Okanogan County residents is an important step in the County's successful interaction with federal and state agencies.

The preferred alternative creates incentive to utilize the cluster subdivision process. By creating a settlement pattern of smaller lots served by smaller and more compact road systems and supporting infrastructure and by creating a tighter spacing of residential sites the direct impact is concentrated in a smaller area. The development proposals that create the greatest density bonuses are designed to encourage the dedication of the land not utilized in the areas of greatest impact to on-going forestry operations. This practice can preserve the critical mass of forest land necessary to maximize the possibility of a viable natural resource economic base and further provides areas that serve as wildlife habitat, permeable surfaces for aquifer recharge, and other non-forestry related benefits.

The preferred alternative reduces the possible density for development from the no action alternative which can have economic impact to the land owner. It is believed that by creating the cluster subdivision process the lost economic value can be restored by increasing the underlying density through density bonuses and by reducing development cost by creating a tighter settlement pattern and reducing the accompanying infrastructure requirements.

### Rural Low-density

The preferred rural low-density designation proposes a one in twenty acre underlying density with the ability to apply the proposed cluster subdivision ordinance. The

proposed cluster subdivision ordinance dictates no minimum lot size other than that required to meet public health requirements for well and septic. The maximum density bonus possible in the cluster subdivision ordinance is 300%.

Compatible uses in the rural low-density designation are little changed from the no action alternative. Reliance on the Home Occupation provisions in the existing code remains the same.

The preferred alternative creates incentive to utilize the cluster subdivision process. By creating a settlement pattern of smaller lots served by smaller and more compact road systems and supporting infrastructure and by creating a tighter spacing of residential sites the direct impact is concentrated in a smaller area. The development proposals that create the greatest density bonuses are designed to encourage the dedication of the land not utilized in the areas of greatest impact to open space and habitat designation.

The preferred alternative reduces the possible density for development from the no action alternative which can have economic impact to the land owner. It is believed that by creating the cluster subdivision process the lost economic value can be restored by increasing the underlying density through density bonuses and by reducing development cost by creating a tighter settlement pattern and reducing the accompanying infrastructure requirements.

#### Rural medium density

The preferred rural medium-density designation proposes a one in three to twenty acre underlying density with the ability to apply the proposed cluster subdivision ordinance. The proposed cluster subdivision ordinance dictates no minimum lot size other than that required to meet public health requirements for well and septic. The maximum density bonus possible in the cluster subdivision ordinance is 100%.

Compatible uses in the rural medium-density designation are little changed from the no action alternative. Reliance on the Home Occupation provisions in the existing code remains the same.

The preferred alternative creates incentive to utilize the cluster subdivision process. By creating a settlement pattern of smaller lots served by smaller and more compact road systems and supporting infrastructure impacts are reduced. Density bonuses offered for affordable housing or worker housing promote an opportunity to mitigate impacts created by residential or mixed use development. By creating tighter spacing of residential sites the direct impact is concentrated in a smaller area.

The preferred alternative reduces the possible density for development from the no action alternative which can have economic impact to the land owner. It is believed that by creating the cluster subdivision process the lost economic value can be restored by increasing the underlying density through density bonuses and by reducing development

cost by creating a tighter settlement pattern and reducing the accompanying infrastructure requirements.

### Rural high-density

The preferred rural high-density designation proposes a one in one to three acre underlying density with the ability to apply the proposed cluster subdivision ordinance. The proposed cluster subdivision ordinance dictates no minimum lot size other than that required to meet public health requirements for well and septic. The maximum density bonus possible in the cluster subdivision ordinance is 100%.

The preferred alternative for rural high-density creates no potential for density greater than the no action alternative. The rural high-density designation is used to identify lands that are suitable for more intense levels of development due to their proximity to urban growth areas or other areas with availability of supporting infrastructure. The rural high density designation acts as a transition from the incorporated to the rural areas.

Compatible uses in the rural high-density designation are little changed from the no action alternative. Reliance on the Home Occupation provisions in the existing code remains the same.

The preferred alternative creates incentive to utilize the cluster subdivision process. By creating a settlement pattern of smaller lots served by smaller and more compact road systems and supporting infrastructure impacts are reduced. Density bonuses offered for affordable housing or worker housing promote an opportunity to mitigate impacts created by residential or mixed use development. By creating tighter spacing of residential sites the direct impact is concentrated in a smaller area. Due to the proximity of the rural high density designation to incorporated areas incentives are provided for the extension of city infrastructure or the construction of required infrastructure to city standards.

The preferred alternative for the rural high-density designation results in little reduction in the development potential for lands so designated from the no action alternative. There should be no negative economic impact from the preferred alternative.

### Urban Resource

The preferred alternative for the urban resource designation proposes a one in two acre underlying density with the ability to apply the proposed cluster subdivision ordinance. The proposed cluster subdivision ordinance dictates no minimum lot size other than that required to meet public health requirements for well and septic. The maximum density bonus possible in the cluster subdivision ordinance is 100%.

The preferred alternative for urban resource creates no potential for density greater than the no action alternative. The urban resource designation is used to identify lands that are suitable for more intense levels of development due to their proximity to urban growth areas or other areas with availability of supporting infrastructure while at the same time

buffering agricultural operations from residential development. The urban resource designation acts as a transition from the incorporated to the rural areas as well as recognizes the growing belief that locating food production areas adjacent to population centers generates a variety of public benefits.

Compatible uses in the urban resource designation recognize the desire to protect and enhance the agricultural operations supported by the lands so designated. A mix of compatible uses with an agricultural nexus are identified in the preferred alternative.

#### Urban Growth Areas

The preferred alternative for the policies governing urban growth areas is not changed from previous drafts.

#### Zone Code

The preferred alternative for the zone code revisions parallel the preferred alternatives for the comprehensive plan. The zone code as proposed only implements the comprehensive plan as proposed. The revisions in the proposed zone code create no impacts beyond those identified in the preferred alternatives of the comprehensive plan.

#### Subdivision Ordinance

The preferred alternative for the revisions to the subdivision code incorporates a cluster subdivision ordinance that utilizes a public benefit rating system assigning density bonuses in exchange for development features that provide a public benefit. The cluster subdivision ordinance also provides land use tools that enable a landowner to preserve agricultural or forest land while still deriving income from the development potential of the land.

The preferred alternative creates densities that are comparable to the no action alternative only in the rural high density or urban resource designation. In all other designations the possible density is less than the no action alternative.

The preferred alternative reduces the possible density for development from the no action alternative which can have economic impact to the land owner. It is believed that by creating the cluster subdivision process the lost economic value can be restored by increasing the underlying density through density bonuses and by reducing development cost by creating a tighter settlement pattern and reducing the accompanying infrastructure requirements

The cluster subdivision ordinance provides incentives specifically for affordable and worker housing. This provision provides the opportunity for development to mitigate any impact brought about by their proposal on the housing stock without assuming onerous conditions of approval.

The cluster subdivision ordinance provides incentives specifically for the set aside of agricultural and forest lands without assuming onerous conditions of approval. The set aside of open space is encouraged as well which provides opportunity for the voluntary protection of habitat, aquifer recharge areas, and buffers.

The cluster subdivision ordinance provides incentives to promote the retention of water rights in Okanogan County and the retention of water rights for agricultural activities. Incentives are provided for the assignment of water rights to municipal systems which will enable cities to expand their service areas further concentrating the overall settlement pattern.

## Scoping Issues

### Earth and Air

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. Impacts to the earth and air should be reduced by the preferred alternative.

### Water

The preferred alternatives allow densities overall that is less than the no action alternative. The reduction in possible densities reduces possible impacts to potable water resources. The preferred alternatives provide incentives in the form of density bonuses that promote the retention of water rights in the county which when used avoids the impacts of transferring water rights outside of the county. The preferred alternatives provide incentives in the form of density bonuses that promote the retention of water rights for agricultural activities and provide a means to enable land owners to work with the cities to enhance municipal water supplies. By promoting the use of more efficient water systems, by retaining water rights in Okanogan County, and by reducing the demand on potable water supplies impacts to water supply should be reduced by the preferred alternative.

### Plants and Animals

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives provide incentives to create a more consolidated settlement pattern that reduces the footprint of the areas of direct impact which in turn allows more land to serve as animal and plant habitat. Incentives are provided that promote the set aside of open space, agricultural lands, and forest lands all of which provide habitat for plants and animals. Impacts to plants and animals should be reduced by the preferred alternative.

### Energy and Natural Resources

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements.

Impacts to the energy supply and natural resources should be reduced by the preferred alternative.

#### Environmental Health

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. The preferred alternatives provide incentives in the form of density bonuses that promote the use of more efficient on-site septic treatment systems and the use of more efficient water systems. Impacts to environmental health should be reduced by the preferred alternatives.

#### Land and Shoreline Use

The preferred alternatives have little impact on shoreline use. This discussion will take place in a future addendum related to the proposed revisions to the Shoreline Master Program and Critical Areas Ordinance.

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. Impacts to the land should be reduced by the preferred alternatives.

#### Housing

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. While the reduction in overall densities reduces the inventory of buildable lots the more efficient settlement pattern can reduce the expense associated with development.

The preferred alternative provides incentives in the form of density bonuses that promote the creation of affordable housing and worker housing. The preferred alternative can increase the stock of housing in these critical categories. The impact to housing should be reduced by the preferred alternatives.

#### Aesthetics and light and glare

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. This more consolidated settlement pattern should reduce the visual impacts development can bring. The preferred alternatives provide incentives in the form of density bonuses that promote the use of dark sky protection, ridgeline protection, and the use of buffers in view sheds. The impact to aesthetics, including light and glare should be reduced by the preferred alternatives.

## Recreation

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. The preferred alternatives provide incentives in the form of density bonuses that promote the extension of trail systems and other recreational infrastructure as well as public access to water and other recreational areas.

The preferred alternatives identify the importance of public lands to the recreational opportunities in Okanogan County. By placing comprehensive plan land use designations on public lands the preferred alternative provides a structure to promote coordination of federal and state agency activities with local land use plans. The preferred alternative also serves to guide the use of these lands in the event of management decisions by the agencies or should these lands come into private ownership.

## Historic and Cultural Preservation

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. Impacts to efforts to promote Historic and Cultural Preservation should be reduced by the preferred alternatives.

## Transportation, public services, utilities, and public safety

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. The promotion of a more consolidated settlement pattern should reduce impacts to transportation and utilities. The reduction of potential densities should reduce the impacts to public services.

The preferred alternatives incorporates the fire protection plan as well as provides incentives in the form of density bonuses for such things as fire resistant materials, defensible space, and on site water storage. The impacts to public safety should be reduced by the preferred alternatives.

## Economic Impacts

The preferred alternative reduces the possible density for development from the no action alternative which can have economic impact to the land owner. It is believed that by creating the cluster subdivision process the lost economic value can be restored by increasing the underlying density through density bonuses and by reducing development cost by creating a tighter settlement pattern and reducing the accompanying infrastructure requirements.

The preferred alternatives identify areas suitable for more intense levels of development. Effective pre-project planning can streamline review processes which promote the creation of economic activities such as manufacturing and service centers.

The preferred alternative creates incentive to utilize the cluster subdivision process. By creating a settlement pattern of smaller lots served by smaller and more compact road systems and supporting infrastructure and by creating a tighter spacing of residential sites the direct impact is concentrated in a smaller area. The development proposals that create the greatest density bonuses are designed to encourage the dedication of the land not utilized in the areas of greatest impact to on-going forestry and agricultural operations. This practice can preserve the critical mass of forest and agricultural land necessary to maximize the possibility of a viable agricultural and natural resource economic base.

The preferred alternatives should promote a more sustainable base of economic activity.

#### Customs and Culture

The preferred alternatives identify the importance of public lands to the customs and culture in Okanogan County. By placing comprehensive plan land use designations on public lands the preferred alternative provides a structure to promote coordination of federal and state agency activities with local land use plans. The preferred alternative also serves to guide the use of these lands in the event of management decisions by the agencies or should these lands come into private ownership.

The preferred alternatives provide incentives in the form of density bonuses which promote the set aside of agricultural and forest lands, both of which are critical to sustaining a viable agricultural and natural resource economic base. This in turn is critical to the customs and culture in Okanogan County.

Impacts to the customs and cultures should be reduced by the preferred alternatives.

#### Climate Change

The preferred alternatives allow densities overall that is less than the no action alternative. The preferred alternatives also promote a more consolidated settlement pattern with accompanying reduction in transportation and infrastructure requirements. Impacts to climate change should be reduced by the preferred alternatives.

#### Conclusion

The implementation of the preferred alternatives will result in no probable, significant, and adverse impacts to the environment.