

BEFORE THE OKANOGAN COUNTY HEARINGS EXAMINER

IN THE MATTER OF NORTH CASCADE BASECAMP)

PLANNED DEVELOPMENT MODIFICATION)

2019-1)

FINDINGS OF FACT, CONCLUSIONS, AND DECISION

This matter, an application for a planned development alteration was heard by the Okanogan County Hearings Examiner on March 28, 2019.

PROJECT SUMMARY

An application has been submitted by Chris Johnson on behalf of The Bush School to modify the existing North Cascade Basecamp Planned Development. If approved the exterior boundary of the PD which currently encloses 20.51 acres would be expanded to include an adjoining 2-acre parcel. The expansion would allow the 50-foot setback for structures required by the PD to be measured from the amended exterior boundary. The modification will not change the established zoning density for the PD or the allowed uses.

In 1980 the PD was given a final determination of non-significance. The North Cascade Basecamp PD was recorded on 10/18/1983. In 2016 an administrative decision was made after review of a supplemental environmental checklist which determined that activities contemplated in 2015 were consistent with those approved in 1980.

FINDINGS OF FACT

1. The application for a Planned Development Modification is processed in accordance with OCC 17A.200.170(C) "Major Modifications". Concurrent review of the Boundary Line Adjustment application is processed in accordance with OCC Title 16.
2. The zone designation is "Planned Unit Development" and Rural Residential". This zone designation on parcel 9100000300 will not change. The zone designation on parcel 9800880012 will change to Planned Unit Development.
3. The comprehensive plan designation is "Methow Valley More Completely Planned Area Sub-Unit A".
4. The legal owner of this property is The Bush School.
5. The site is located at 255D Lost River Rd. near Mazama, WA on tax parcel numbers 9100000300 & 9800880012
6. On January 11, 2019 an application was submitted by Chris Johnson on behalf of The Bush School to modify the North Cascade Basecamp Planned Unit Development.
7. On February 6, 2019 upon receipt of additional information, staff deemed the application complete and vested the application as North Cascade Basecamp PDM 2019-1

8. The application proposes to add a two-acre parcel to the existing North Cascade Basecamp PUD. Once the PUD is approved a Boundary Line Adjustment will be recorded to consolidate the two parcels.
9. On February 6, 2019 the threshold SEPA determination was issued.
10. On February 12, 2019 a notice of application and Threshold SEPA Determination of Non-Significance (DNS) for North Cascade Basecamp PDM 2019-1 was sent to adjacent landowners within 300 feet of the applicant's parcel.
11. On February 11, 2019 the Office of Planning and Development forwarded to commenting agencies the notice of application and Threshold SEPA Determination of Non-Significance (DNS), as well as application materials and the signed Threshold SEPA Determination for North Cascade Basecamp PDM 2019-1 for their respective review and comment.
12. On February 13, 2019 an announcement of application and Threshold SEPA Determination of Non-Significance (DNS) for North Cascade Basecamp PDM 2019-1 was published in the Methow Valley News.
13. On February 14, 2019 an announcement of application and Threshold SEPA Determination of Non-Significance (DNS) for North Cascade Basecamp PDM 2019-1 was published in the Gazette-Tribune.
14. On February 28, 2019 the SEPA comment period ended.
15. On March 1, 2019 the Final SEPA determination was issued.
16. March 4, 2019 a notice of Final SEPA Determination of Non-Significance (Final DNS) and public hearing date of March 28, 2019 for North Cascade Basecamp PDM 2019-1 was sent to adjacent landowners within 300 feet of the applicants parcel and to additional commenters.
17. On March 4, 2019 the Office of Planning and Development forwarded to commenting agencies the notice of Final SEPA Determination of Non-Significance (Final DNS) and public hearing date of March 28, 2019, as well as the signed Final SEPA Determination for North Cascade Basecamp PDM 2019-1 for their respective review and comment.
18. On March 6, 2019 a notice of Final SEPA Determination of Non-Significance (Final DNS) and public hearing date of March 28, 2019 for North Cascade Basecamp PDM 2019-1 was published in the Methow Valley News.
19. March 7, 2019 a notice of Final SEPA Determination of Non-Significance (Final DNS) and public hearing date of March 28, 2019 for North Cascade Basecamp PDM 2019-1 was published in the Gazette-Tribune.
20. On March 22, 2019 the SEPA appeal period ended.

21. A public hearing before the Okanogan County Hearings Examiner was held March 28, 2019. At that time staff, the applicant and members of the public were given the opportunity to enter testimony into the public record. No comments were received from the public.
22. At the hearing the applicant was represented by Chris Johnson, who gave an overview of the application and testified that the proposed conditions of approval, included in the staff report, were acceptable to the applicant.

CONCLUSIONS

1. The planned development modification application and boundary line adjustment to consolidate the two parcels is consistent with the Okanogan County Zone Code chapter 17A.200 "Planned Developments" and Okanogan County Code Title 16 "Subdivisions".
2. The developer and Okanogan County will agree on appropriate zoning controls for the development of this property by adopting a development agreement.
3. The conditions imposed are not unnecessarily onerous.
4. The conditions imposed will protect public health, safety, morals, and general welfare.
5. All procedural application review requirements have been met thus far in accordance with OCC Title 16 "Subdivisions".
6. All procedural application review requirements have been met thus far in accordance with OCC 17A.200 "Planned Development".

DECISION

Based upon the information contained in the application materials, and additional information provided at the hearing, this proposal is **APPROVED**, subject to the conditions noted below:


CONDITIONS OF APPROVAL

1. A new development agreement must be submitted to the Planning Department. The development agreement shall contain the new legal description.
2. The development agreement shall clearly identify the boundary of the project area.
3. The development agreement shall provide that the agreement, and all terms thereof, shall run with the land and be binding on successors in interest.

4. Any zone controls shall be made binding in perpetuity unless the agreement is amended in whole or in part by the County and the applicant or successors.
5. The development agreement shall include an adequate legal description and map/sketch of the property which is subject to the agreement.
6. Provide two originals of the development agreement. One will be kept by the Board of Commissioners after adoption. One will be recorded and then kept by the applicant. Recording fees are the responsibility of the applicant.

Dated this 4th day of April, 2019.

OKANOGAN COUNTY HEARING EXAMINER



DAN BEARDSLEE