

# Chapter One: THE OKANOGAN COUNTY COMPREHENSIVE PLAN

## EXECUTIVE STATEMENT

In June of 2007 the Okanogan County Board of County Commissioners directed that a process be initiated to successfully complete a review of the existing Comprehensive Plan. The current plan was adopted in 1965 and has been subject to little review or change since that time. Previous attempts to review and revise the plan had not been completed. The Board of County Commissioners believed the existing plan, in conjunction with the zone code and subdivision regulation which implements the plan, was not adequate to insure a high level of local control and defensible local decisions. The existing plan did not provide the policy level guidance which directs the specific land use regulation creating the necessary permitting tools to adequately preserve the property rights of private land owners and at the same time preserving the land and environmental resources for future generations.

The process began using neighborhood and technical groups to generate a range of options in each of the several land use designations. The Okanogan Regional Planning Commission conducted a series of public meetings and hearings to gather information and refine the draft plan from proposed options to specific language. The Planning Commission believed the final decisions regarding the language of the plan should rest with the Board of County Commissioners. In October of 2009 the Planning Commission referred a much refined draft of the Comprehensive Plan, Zone Code, and Subdivision Regulation to the Board of Commissioners for further refinement and adoption.

The Board of County Commissioners is aware that over 57% of the land in Okanogan County is owned by Federal and State Agencies. Over 20% is within the boundaries of the Colville Indian Reservation and therefore outside of the direct planning and permitting authority of the County. Of the remaining less than 23% of the land mass it is estimated that 5% is not available for development dues to topography and other critical area features. The remaining land mass must provide the inventory of land necessary to provide for residential, industrial, and commercial needs both in and out of the incorporated cities and towns. This land also supports the agricultural and natural resource based activities that are important to the local economy. The Land Use Designations required in the Comprehensive Plan must recognize the need for flexibility while avoiding incompatible uses that offer challenges to effective mitigation.

~~In June of 2007, the Okanogan County Board of County Commissioners directed that a process be initiated to successfully complete a review of the then existing Comprehensive Plan. The current plan was adopted in 1965 and has been subject to little review or change since that time. Previous attempts to review and revise the plan on a comprehensive basis had not been completed. The~~

41 ~~Board of County Commissioners believed the existing plan, in conjunction with~~  
42 ~~the zone code and subdivision regulation which implements the plan, was not~~  
43 ~~adequate to insure a high level of local control and defensible local decisions.~~  
44 ~~The existing plan did not provide the policy level guidance, specific land use~~  
45 ~~regulation, or the necessary land use permitting tools to properly preserve the~~  
46 ~~property rights of private property owners while at the same time protecting our~~  
47 ~~land and environmental resources for future generations.~~

48 ~~The Board of County Commissioners also anticipated the day when Okanogan~~  
49 ~~County would be required to plan under RCW 36.70A, the Growth Management~~  
50 ~~Act (GMA). The existing comprehensive plan, created under the authority of~~  
51 ~~RCW 36.70, the Planning Enabling Act, was not consistent in terms of~~  
52 ~~terminology or structure with GMA. The Board of County Commissioners~~  
53 ~~believed it was desirable to review the outdated comprehensive plan and to~~  
54 ~~convert it to GMA compatible terms and structure. By accomplishing this it was~~  
55 ~~believed Okanogan County would be in the best position to defend the local~~  
56 ~~plans should they come under the requirements of RCW 36.70A.~~

57 ~~Under the direction of the Okanogan County Board of County Commissioners,~~  
58 ~~this Comprehensive Plan along with accompanying maps and enabling~~  
59 ~~regulation has been prepared by the Okanogan County Office of Planning and~~  
60 ~~Development working in conjunction with other county departments, contracted~~  
61 ~~planning professionals, and most importantly many volunteers from the ranks of~~  
62 ~~the citizens of Okanogan County.~~

63 ~~This comprehensive plan recognizes the rights of our citizens to own and utilize~~  
64 ~~private property. This comprehensive plan, along with implementing regulation,~~  
65 ~~strives to provide the effective land use tools to enable the property owner to~~  
66 ~~realize the full enjoyment of their property while preserving the ability of future~~  
67 ~~generations to enjoy all that the land provides.~~

68 **Authority**

- 69 • RCW 36.70 Planning Enabling Act
- 70 • RCW 36.70A.170 Counties must designate Agricultural lands, Forest
- 71 lands, Mineral lands, and Critical Areas
- 72 • RCW 36.70A.050 Guidelines for classifying Agricultural, Forest, and
- 73 Mineral lands and Critical Areas
- 74 • RCW 43.21C State Environmental Policy Act
- 75 • WAC 197-11 SEPA Rules
- 76 • RCW 90.58 Shorelines Master Program

77 **VISION STATEMENT**

78 Okanogan County is the largest county in the State of Washington with borders  
79 from Canada to the Methow Valley. There are tremendous extremes in terms of  
80 geography and four seasons which have led to great diversity in occupation and  
81 lifestyle. What is consistent is the independent spirit of our citizens and the  
82 universal belief in our Constitutional Rights. The Citizens of Okanogan County  
83 share a love of the rural lifestyle and independence that is established upon the  
84 customs and cultures that are the foundation of our values and moral obligations  
85 to become the best stewards of our land and communities. We further believe in  
86 the multi-use of our natural resources while assuring that the land will provide for  
87 future generations.

88 Okanogan County was one of the last frontiers to be settled. People came here  
89 seeking the wealth that could be obtained from the minerals, timber, grazing,  
90 agriculture, and other natural resources. With the farmers and cattlemen came a  
91 greater stewardship of the land and appreciation of the need to look ahead with a  
92 vision to ensure that future generations could prosper and enjoy this economic  
93 vitality.

94 The residents of Okanogan County understand that those who use the land  
95 today will accept the commitment to insure that renewable resources are  
96 replenished and consumable resources are used wisely. As Okanogan County  
97 has grown with discovery, abounding with rivers, lakes and wildlife, recreation,  
98 hunting and fishing has also become an economic generator to our local  
99 businesses. The roadway ahead must be paved with the knowledge we have  
100 gained from the past.

101 Just as the Constitution guarantees our right to own and use the land, it requires  
102 us to respect the rights and freedoms of others. This Comprehensive Plan was  
103 created by people of many backgrounds and viewpoints but is the plan for the  
104 County as a whole. This plan is driven by the common belief that to preserve the  
105 future, we must act wisely today.

106 **Neighborhood Groups**

107 The neighborhood groups formed to facilitate this process are:

- 108 • Middle Methow
- 109 • Lower Methow
- 110 • Brewster
- 111 • Okanogan-Omak
- 112 • Riverside
- 113 • Tunk
- 114 • Conconully
- 115 • Wauconda/Aeneas Valley
- 116 • Loomis
- 117 • Chesaw
- 118 • Tonasket
- 119 • Oroville
- 120 • Mazama Advisory Committee (already created)

121 **Technical Committees**

- 122 • Resource Lands
- 123 • Urban Growth Area (Cities)
- 124 • Economic Development (Economic Alliance)
- 125 • Affordable Housing (Okanogan County Community Action Council)

126 **DESCRIPTION OF PROCESS**

127 Okanogan County used a neighborhood planning process along with a mix of  
128 technical committees to create the first draft of the revised Comprehensive Plan.  
129 The neighborhood groups began work in June of 2007 with an official kick-off at  
130 Growth Summit I in August of 2007. The groups, supported by County Planning  
131 Staff, contracted planning professionals, and citizen volunteers discussed  
132 densities, compatible uses, affordable housing, along with additional elements  
133 within a geographic boundary they identified as their area of interest. The  
134 information generated informed the first draft of the Comprehensive Plan. The  
135 first draft was officially distributed at Growth Summit II in June of 2008. The first  
136 draft was sent back to the neighborhood groups, technical committees, and other  
137 interested parties for additional review and drafting. The first draft was prepared  
138 with a tier of options to facilitate a comparative analysis of the pros and cons of  
139 each potential policy decision.

140 A revised draft was presented for review under SEPA in January of 2009. The  
141 SEPA review is ongoing as the plan is reviewed and revised. A refined draft  
142 emerged from the initial SEPA process and was scheduled for hearings in front  
143 of the Planning Commission in March of 2009 and followed by hearings before

144 the Board of County Commissioners in late summer of 2009. Adoption is  
145 anticipated by December 31, 2009.

146 Information provided by the neighborhood groups and technical committees was  
147 used in a concurrent process to update the zone code and subdivision  
148 regulations. These code sections were scheduled to track with the review and  
149 adoption process of the Comprehensive Plan. In addition, the Shorelines Master  
150 Program and Critical Areas Ordinance is under review for update and scheduled  
151 for completion by December 31, 2009. A Wildfire-Urban interface area is in draft  
152 form and is scheduled for review and adoption concurrent with the  
153 Comprehensive Plan. The Flood Management Plans for the Methow and  
154 Okanogan Rivers are completed. The work of the watershed councils is on-  
155 going. These plans will be referenced in the Comprehensive Plan to insure  
156 review for consistency. They will be adopted by ordinance in concurrent but  
157 separate processes.

## 158 **ADOPTION PROCESS**

159 The Comprehensive Plan is adopted under the legislative powers of the Board of  
160 County Commissioners as defined in RCW 36.70, the Planning Enabling Act.  
161 The Comprehensive Plan and Comprehensive Land Use Designation Map  
162 identify resource areas, compatible land uses, and densities in all unincorporated  
163 areas, including public lands. The Okanogan County Comprehensive Plan  
164 identifies existing incorporated boundaries of the Cities and Towns but has no  
165 authority within those boundaries.

166 The Comprehensive Plan, as a land use control, must comply with RCW 43.21C  
167 (SEPA) and WAC 197-11 (SEPA Rules). The SEPA Final Determination is  
168 appealable, under current Okanogan County Code, to the Board of County  
169 Commissioners.

170 An open record public hearing is required, under current Okanogan County  
171 Code, before the Okanogan County Regional Planning Commission. The  
172 Planning Commission, after hearing testimony and examining submitted  
173 information, adopts a recommendation of approval, approval with recommended  
174 amendments, or denial to the Board of County Commissioners. The Planning  
175 Commission is required to adopt Findings of Fact and Conclusions of Law to  
176 support their recommendation.

177 The Comprehensive Plan is adopted by ordinance by the Okanogan County  
178 Board of County Commissioners. The Board of County Commissioners is  
179 required to conduct an open record public hearing. After hearing all testimony  
180 and examining submitted information, including the complete record of the  
181 Planning Commission, the Board of Commissioners may adopt by ordinance,  
182 amend and adopt by ordinance, or remand the Comprehensive Plan back to staff  
183 for additional review. If amended or remanded, the Board of County

184 Commissioners will determine if a new hearing is required before the Planning  
185 Commission. In the event of remand or amendment, the Board of County  
186 Commissioners, after consulting with the designated SEPA responsible official,  
187 will determine if additional review under SEPA is required.

188 The Board of County Commissioners will adopt by ordinance the Comprehensive  
189 Plan and the Comprehensive Land Use Designation Map. The Final Decision  
190 made by the Board of County Commissioners will be considered valid on its face.  
191 The final decision made by the Board of County Commissioners is appealable,  
192 by those with standing, in accordance with RCW 36.70C (Land Use Petitions  
193 Act).

#### 194 **AMENDMENT PROCESS**

195 Amendments to the Comprehensive Plan will be considered on an annual basis.  
196 Proposed amendments will be reviewed in accordance to the requirements in this  
197 section and all applicable State Law.

#### 198 **Docketing**

199 The period for docketing proposed amendments to the Comprehensive Plan or  
200 Comprehensive Land Use Designation Map will begin January 31 and end on  
201 June 1 of each calendar year. The proposed amendments will be submitted on  
202 forms provided by the Okanogan County Office of Planning and Development.  
203 The Director of Okanogan County Office of Planning and Development or others  
204 as designated by the Board of County Commissioners shall review each proposal  
205 for completeness and all applicable State Laws and Okanogan County Code.  
206 The determination of complete application will be made by June 30 of each year.

207 A list of all complete applications, along with a statement of consistency or non-  
208 consistency, will be submitted to the Board of County Commissioners by July 7 of  
209 each year. The Board of County Commissioners will determine which proposals  
210 to docket for further review by July 31. The proposals selected for docketing will  
211 be returned to the Director of Okanogan County Office of Planning and  
212 Development for further review.

213 Proposed amendments to the Urban Growth Area of any City or Town must be  
214 docketed with the affected City or Town in accordance with the UGA section of  
215 the Comprehensive Plan. The Board of County Commissioners will consult with  
216 the affected City or Town before determining if an amendment to the UGA will be  
217 forwarded for review.

218 The proposed amendments selected for further review will be scheduled for  
219 public hearing in front of the Okanogan County Regional Planning Commission  
220 no later than October 1 of each year. No later than November 20 of each year,  
221 the Okanogan County Regional Planning Commission will forward to the Board



222 of County Commissioners a recommendation of approval or denial for each  
223 proposal including Findings of Fact and Conclusions of Law supporting their  
224 decision.

225 The Board of County Commissioners shall, before December 31 of each year,  
226 conduct an open record public hearing to consider the recommendation of the  
227 Okanogan County Regional Planning Commission, testimony, and other  
228 information submitted. The Board of County Commissioners shall adopt by  
229 ordinance any amendment to be approved or denied. The Board of County  
230 Commissioners shall adopt Findings of Fact and Conclusions of Law to support  
231 their decision.

232 The final decision of the Board of County Commissioners shall be considered  
233 valid on its face. The final decision of the Board of County Commissioners is  
234 appealable, by those with standing, in accordance with RCW 36.70C (Land Use  
235 Petitions Act)

#### 236 **Five Year Review**

237 The Board of County Commissioners shall order the review of the  
238 Comprehensive Plan and Comprehensive Land Use Designation Map five years  
239 from the date of the first approval and every five years thereafter. The Board of  
240 County Commissioners will adopt by Resolution a Scope of Work describing the  
241 process for the five year review, including a public participation plan.

242 *Nothing in this section shall be construed to require any future Board of County*  
243 *Commissioners to review and revise every section of the Comprehensive Plan.*  
244 *The level and areas of review will be identified in the Scope of Work adopted by*  
245 *the Board of County Commissioners. The public participation plan shall be*  
246 *consistent with the adopted Scope of Work.*

#### 247 **COUNTY WIDE PLANNING POLICIES**

248 The process of updating the Comprehensive Plan will be guided by a series of  
249 Countywide Planning Policies. The Countywide Planning Policies identify key  
250 planning principles and provide a framework for actively involving local residents,  
251 business and property owners, the cities and towns, local service providers, and  
252 the Colville Confederated Tribes. These policies have been developed and  
253 refined through a series of intergovernmental coordination meetings, as well as  
254 several opportunities for public review. There will be additional opportunities to  
255 review and comment on the following Countywide Planning Policies throughout  
256 the comprehensive planning process.

257 **County Wide Planning Policy 1**

258 The revised Okanogan County Comprehensive Plan will be based on a Vision  
259 Statement approved by the Board of County Commissioners

260 **County Wide Planning Policy 2**

261 It is the intent of Okanogan County to promote the coordination of all local  
262 planning initiatives and to integrate as appropriate other plans and priorities into  
263 the County Comprehensive Plan including, but not limited to: approved  
264 Watershed Plans, Economic Development Strategies, approved Salmon  
265 Recovery Plans, Recreation Plans, Comprehensive Flood Hazard Management  
266 Plans, Shoreline Master Programs, Community Wild Fire Protection Plans, and  
267 Transportation Plans.

268 **County Wide Planning Policy 3**

269 The County will develop and implement a public involvement strategy to ensure  
270 the opportunity for early and continuous citizen participation throughout the  
271 Comprehensive Plan Update process.

272 **County Wide Planning Policy 4**

273 The updated Comprehensive Plan will include County Wide Goals and Policies  
274 that address land use, natural resource lands, environmentally sensitive areas,  
275 natural hazards, community safety, economic development, transportation,  
276 housing, parks and recreation, utilities, essential public facilities, and capital  
277 facilities needs and priorities.

278 **County Wide Planning Policy 5**

279 It is the intent of the County to ensure that the updated County Comprehensive  
280 Plan be sensitive to the diversity of unique landscapes and demography within  
281 the County. To allow for resident and geographic specific planning, the County  
282 will be divided into the following planning areas:

- 283 • Upper Okanogan Valley
- 284 • Mid-Okanogan Valley
- 285 • Tunk
- 286 • Riverside
- 287 • Loomis
- 288 • Methow Valley (Mazama, Middle, Lower)
- 289 • Brewster/Pateros Area

290 The planning area boundaries were created to reflect different local conditions  
291 and to recognize historical service areas and transportation corridors.



292 **County Wide Planning Policy 6**

293 The County will consult with the incorporated cities, the Colville Confederated  
294 Tribes, and State and Federal organizations throughout the County  
295 Comprehensive Planning Process as necessary and appropriate.

296 **County Wide Planning Policy 7**

297 It is the expectation of Okanogan County that State, Federal, and Regional  
298 agencies will prepare, implement, and update plans and regulations consistent  
299 with the County's Vision Statement and Comprehensive Plan.

300 **County Wide Planning Policy 8**

301 It is the intent of Okanogan County to actively involve and coordinate with the  
302 incorporated cities and towns throughout the County Comprehensive Planning  
303 process.

304 **County Wide Planning Policy 9**

305 In partnership with the incorporated cities and towns, the County will establish  
306 Urban Growth Areas (UGA) that will provide adequate land to meet the projected  
307 needs of the City or Town. Additionally, the UGA will reflect a realistic  
308 assessment of the logical outer boundaries for the cost-effective provision of  
309 urban services.

310 **County Wide Planning Policy 10**

311 The County will actively consult with the Colville Confederated Tribes in updating  
312 the County Comprehensive Plan and will establish a protocol for integrating the  
313 updated plan with the Comprehensive Plan prepared by the Tribes for the  
314 Colville Reservation and Trust Lands as necessary and appropriate.

315 **County Wide Planning Policy 11**

316 Okanogan County will establish criteria to identify and map environmentally  
317 sensitive areas and will prepare regulations to preserve and protect these areas  
318 utilizing the provisions of Best Available Science.

319 **County Wide Planning Policy 12**

320 Okanogan County will establish criteria to identify and designate natural resource  
321 areas including mining, timber, and agricultural lands and will provide  
322 opportunities within County policy to sustain the traditional natural resource  
323 industries in the County.

324 **County Wide Planning Policy 13**

325 Okanogan County, in partnership with incorporated cities and towns, will  
326 establish housing goals and policies that encourage a range of housing stock to  
327 meet housing demand for all economic segments of the County's population.

328 **County Wide Planning Policy 14**

329 Okanogan County will establish diverse and sustainable economic development  
330 goals and policies, which support economic prosperity, enhance the quality of life  
331 for County residents, and promote employment and economic opportunity for all  
332 citizens.

333 **County Wide Planning Policy 15**

334 Okanogan County will evaluate current and anticipated transportation  
335 opportunities to ensure the development of a transportation system that is  
336 efficient, safe, environmentally sensitive, serves a diverse population, and  
337 improves facilities concurrent with new land development.

338 **County Wide Planning Policy 16**

339 Okanogan County will identify capital facilities necessary to support planned  
340 levels of growth and will identify funding sources and strategies that make  
341 effective use of limited County resources.

342 **County Wide Planning Policy 17**

343 Okanogan County will inventory essential public facilities in the County, and shall  
344 establish criteria for the citing of essential public facilities of regional and  
345 statewide significance.

346 **County Wide Planning Policy 18**

347 It is the intent of Okanogan County to establish policies, which address the  
348 protection of people and property from wildfires, identifies facilities and services  
349 needed for safe and coordinated land management in case of wildfire and guides  
350 future development in a direction which is proactive in the attempt to reduce the  
351 adverse effects of wildfire.

352 **County Wide Planning Policy 19**

353 It is the intent of the County to provide a streamlined and predictable planning  
354 and permitting process. Okanogan County will define the interrelationships  
355 between the multiple policies and regulations as well as develop a mechanism to  
356 provide for intra-County and intergovernmental coordination.

357 **County Wide Planning Policy 20**

358 It is the intent of Okanogan County to establish protocols to identify and protect  
359 cultural resources throughout the county.

360 **PRIVATE PROPERTY AND WATER RIGHTS**

361 **Citations:**

- 362 • United States Constitution, Fifth Amendment
- 363 • Washington State Constitution, Article 1, Section 16
- 364 • RCW Chapter 8.08 Eminent Domain by Counties
- 365 • RCW Chapter 8.25 Eminent Domain Proceedings
- 366 • RCW 36.70A.370 Protection of Property Rights

367 **Property Rights**

368 Okanogan County believes in the protection of a private citizen's right to the use  
369 of the land they own. Land owners rights must be protected from the conversion  
370 of their land to public use without due process and just compensation. In  
371 addition, a land owners rights must be protected from regulation that deprives the  
372 land owner of all reasonable use and value or places a burden on them  
373 disproportionate to the impacts the activities on their land causes.

374 The actions of government constitute a "taking" when:

- 375 • The property is physically appropriated; or
- 376 • By regulating or limiting the use of property under the governments police  
377 power authority in such a way as to destroy one or more of the  
378 fundamental attributes of ownership which are: the right to possess, the  
379 right to exclude others, and the right to dispose of property; or
- 380 • Deny all reasonable economic use of the property; or
- 381 • Requiring property owners to provide a public benefit rather than  
382 mitigating an impact caused by the proposed use of the land.

383 **Water Rights**

384 Okanogan County recognizes a water right as private property and affords it the  
385 same protection. Okanogan County adheres to the premise of "first in time, first  
386 in right" that is a foundation block of Western water law. A water right put to a  
387 beneficial use, including a temporary dedication to in-stream flow, should be  
388 protected from relinquishment to the State.

389 Okanogan County further recognizes that keeping the right to use water within  
390 Okanogan County is critical to the economic health of the county. To this end  
391 Okanogan County encourages water right holders to consider all other options to  
392 protect their water right or to realize profit from its use before offering it for sale  
393 outside of the County. Okanogan County will attempt to create incentive based

394 programs to encourage the owner of water rights to keep them in the County.

395 Such programs might include:

- 396 • Water banking.
- 397 • Density Bonuses as adopted in a Performance Based Density Bonus that
- 398 promotes the use of water in the County or promotes the transfer of water
- 399 for use in the County.
- 400 • Seeking funding for the acquisition of water rights for use in the County.
- 401 • Promote the re-issuance of water rights lost through relinquishment within
- 402 Okanogan County.
- 403 • Promote the mitigation of impacts caused by the use of water transferred
- 404 outside of the County by the end user of the water. This statement should
- 405 not be construed in any manner that implies any interference with an
- 406 owner's right to sell their water right to any buyer.

407 **Chapter Two : EXISTING CONDITIONS**

408 **CURRENT LAND USE**

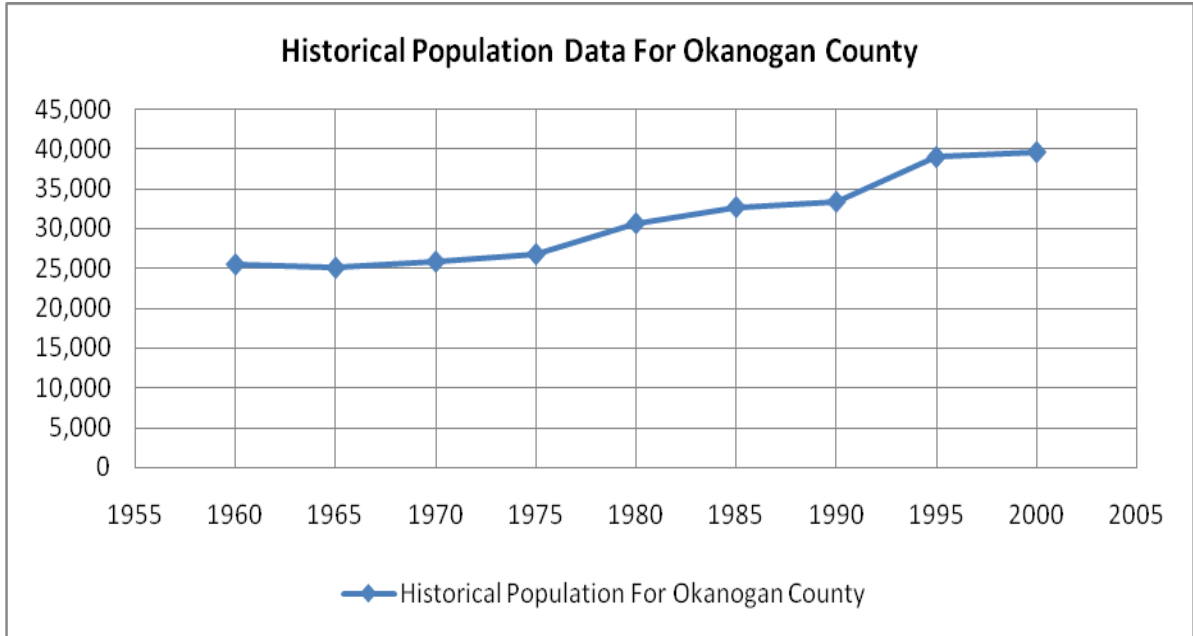
409 The current Comprehensive Plan was adopted in 1965 and has existed with little  
 410 change since adoption. The current Comprehensive Plan was adopted under the  
 411 authority of RCW 36.70, the Planning Enabling Act.

412 The following section explains the total acreage in each of the land use  
 413 designations contained in the current Comprehensive Plan and existing zone  
 414 designation map or is identified in the current use of the land:

• Minimum Requirement District (includes reservation & zone designation often within unclassified designation on the comprehensive plan map)	2,234,562.916
• Colville Reservation (Not a zone designation)	1,556,134
• Neighborhood Use	14.224
• Agricultural-Residential Designation	491.050
• Airport Development District	176.645
• Barnholt Loop	642.670
• Carlton Agriculture	66.753
• Carlton Commercial	16.796
• Commercial	223.291
• Industrial	7.479
• Low Density Residential	4,605.097
• Molson Overlay	68,725.526
• MRD1	601.612
• MRD 12,500	27.531
• Planned Development	61.412
• Rural Residential	17,430.977
• School District 350	1,043,944.462
• Special Review Commercial	36.069
• Suburban Residential	296.384
• Urban Residential	32.415
• Valley Floor	27,488.096
• Incorporated Cities/Towns	7,877.00

415

Figure 1: Historical Population Data 1960-2000



416

Table 1:

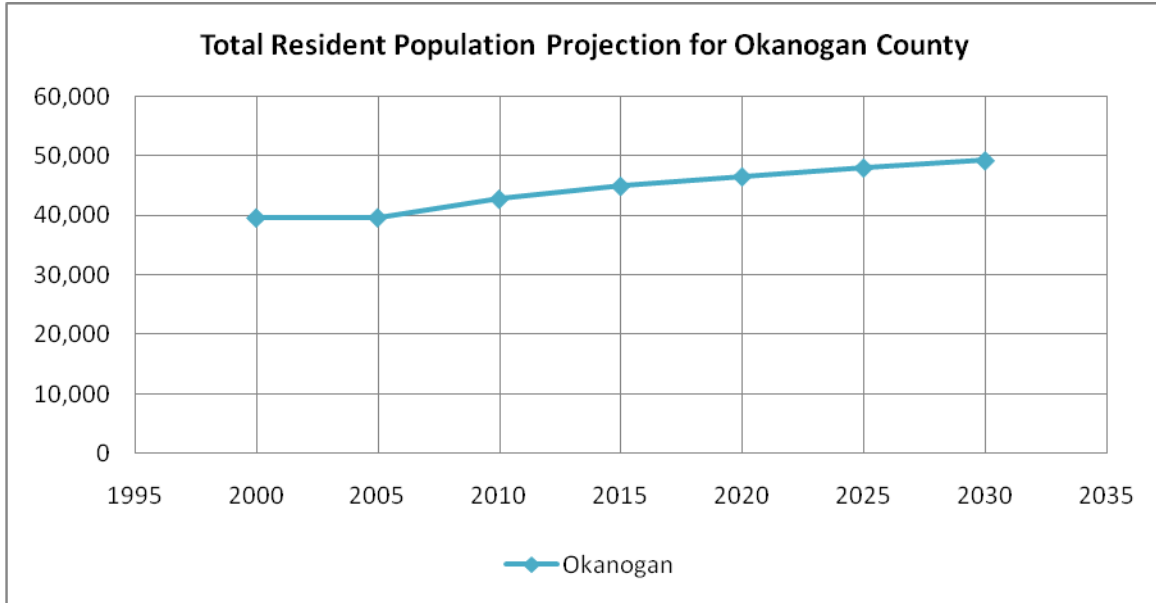
**HISTORICAL POPULATION FOR GROWTH MANAGEMENT AND OTHER PURPOSES**

**MEDIUM SERIES: HISTORY 1960 TO 2000**

	1960	1965	1970	1975	1980	1985	1990	1995	2000
Washington	2,853,214	3,065,000	3,413,250	3,567,890	4,132,353	4,415,785	4,866,663	5,4070,104	5,894,121
Okanogan	25,520	25,100	25,867	26,800	30,663	32,687	33,350	38.943	39,564

Note: Census totals may differ slightly from other publications due to use of corrected or uncorrected counts.  
 Unrounded numbers not meant to imply accuracy  
 OFM/Forecasting/ October 2007

417 Figure 2: Total Projected Population for Okanogan County 2000-2030



418

**Table 2:**

**Final Projections of the Total Resident Population for Growth Management  
Medium Series: 2000 to 2030**

	Census	Estimate		Projections			
	2000	2005	2010	2015	2020	2025	2030
State	5,894,121	6,256,400	6,792,318	7,255,672	7,698,939	8,120,510	8,509,161
Okanogan	39,564	39,600	42,739	44,923	46,526	48,016	49,239

Note: Differences in 2000 figures compared to other tables due to census corrections.  
Data may not add due to rounding; unrounded figures are not meant to imply precision.  
OFM/Forecasting | October 2007



419

## Chapter Three : LAND USE - RESOURCE LANDS

### 420 History

421 Okanogan County was one of the last areas in the Washington Territory that was  
422 settled. These settlers were miners, ranchers, farmers, trappers, hunters,  
423 fishermen, and loggers. The fierce independence and courage that allowed the  
424 first residents to succeed is an integral part of the heritage of Okanogan County  
425 today. As of 2006, the following facts support the importance of resource based  
426 activities in Okanogan County.

### 427 Agriculture

- 428 • 4,531 jobs are generated by farming and farm related activities (2006)
- 429 • 1,205,229 acres in agriculture (2007)
- 430 • \$208,758,000 value of agricultural products produced (2007)

### 431 Forestry

- 432 • 1,721 jobs in forestry and related

### 433 Minerals

- 434 • 76 jobs are directly tied to mining activities

### 435 Purpose

436 The residents of Okanogan County recognize the land as a valuable and  
437 irreplaceable resource. The purpose of the Resource Land Designation is to  
438 recognize the value of these lands to the economic and cultural well being of the  
439 residents of Okanogan County. Through the use of innovative planning tools the  
440 critical mass of land necessary to achieve sustainability for the future can be  
441 preserved without dismissing the immediate needs of both the individual  
442 landowner and the residents as a whole.

443 Through the use of a wide variety of incentive based approaches, this Plan  
444 attempts to protect the amount of land necessary to allow sustainable levels of  
445 resource based activities. The land is the basis for most human activities. It is  
446 understood that a balance amongst all the necessary land use objectives must  
447 be realized. In addition to resource based activities, the land must provide  
448 housing, wildlife habitat, water storage and purification, transportation corridors,  
449 recreation, and many other critical necessities. Recognizing these needs, this  
450 plan attempts to designate the lands best suited for resource based activities as  
451 Resource Lands.

452 Approximately 57% of the land in Okanogan County is owned by State and  
453 Federal agencies. This land plays an important role in supporting the Agriculture

454 and Natural Resource based economic activities in the County. The majority of  
455 all public lands in Okanogan County will be designated as resource lands.

456 The soil classification maps created for Okanogan County did not include publicly  
457 owned lands. The limited resources available to the County prevented a  
458 thorough analysis of the soil types located on public lands. As a result the use  
459 of soil classification was not a critical element used in the classification of  
460 resource lands.

461 Grazing, horticulture, mining and timber harvest are all conducted on public lands  
462 by lease or other arrangements. This land provides a significant portion of the  
463 inventory of land available for these activities. The public land does not provide  
464 any significant portion of the land available for residential development.

465 **-Authority**

- 466 • Revised Code of Washington (RCW) 36.70 Planning Enabling Act
- 467 • RCW 36.70A.170 Resource Lands
- 468 • RCW 36.70A.050 Guidelines for classifying Agricultural, Forest, and
- 469 Mineral Lands
- 470 • RCW 36.70A.177 Innovative Zoning Tools and Accessory Uses
- 471 • RCW 36.70A.370 Protection of Private Property
- 472 • Washington Administrative Code (WAC) 365-190 Minimum Guidelines to
- 473 Classify Agricultural, Forest, and Mineral Lands

474 **Classifications**

- 475 • Agricultural Lands of Long Term Commercial Significance
- 476 • Mineral Lands of Long Term Commercial Significance
- 477 • Forest Lands of Long Term Commercial Significance
- 478 • Urban Resource

479 **Criteria**

480 Okanogan County, as the largest county in the State of Washington, offers  
481 challenges in the review of these lands created by the unique characteristics of  
482 each area. The criteria shall be afforded different weight as they are considered  
483 in light of the unique conditions each area presents. In considering whether to  
484 designate lands as Resource Lands the following criteria shall be used.

485 **AGRICULTURAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE**

- 486 • Availability of public facilities

- 487 • Tax status
- 488 • Availability of public services
- 489 • Relationship or proximity to Urban Growth Areas
- 490 • Parcel size
- 491 • Land use settlement patterns and their compatibility with agricultural
- 492 practices
- 493 • Intensity of nearby land uses
- 494 • History of land development permits issued nearby
- 495 • Land values under alternative uses
- 496 • Proximity of markets
- 497 • Soil types
- 498 • Climate of area
- 499 • Topography and altitude
- 500 • Changing markets influence on possible crop types

501 **FOREST LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE**

- 502 • Availability of public facilities
- 503 • Tax status
- 504 • Availability of public services
- 505 • Relationship or proximity to Urban Growth Areas
- 506 • Parcel size
- 507 • Land use settlement patterns and their compatibility with forest practices
- 508 • Intensity of nearby land uses
- 509 • History of land development permits issued nearby
- 510 • Land values under alternative uses
- 511 • Proximity of markets
- 512 • Soil types
- 513 • Climate of area
- 514 • Topography and altitude

515 **MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE**

- 516 • Presence of known and potential deposits of sand, gravel, and valuable
- 517 metallic substances and other minerals as appropriate.
- 518 • Geologic Factors
- 519 • Environmental Factors
- 520 • Economic Factors
- 521 • Depth of the resource
- 522 • Depth of the overburden
- 523 • Physical properties of the resource including quality and type
- 524 • Life of the resource
- 525 • Resource availability in the region
- 526 • Accessibility and proximity to the point of use or market
- 527 • In classifying mineral lands, the County shall consider the effects of
- 528 proximity to population areas and the possibility of more intense uses of
- 529 the land as indicated by:
  - 530 ○ General land use patterns in the area
  - 531 ○ Availability of utilities
  - 532 ○ Availability and adequacy of water supply
  - 533 ○ Surrounding parcel size and surrounding uses
  - 534 ○ Subdivision or zoning for urban or small lots
  - 535 ○ Availability of public roads and other public services

536 **URBAN RESOURCE**

537 The Urban Resource Designation is used to designate lands currently in active  
538 agricultural production within Urban Growth Areas or in proximity to urban  
539 centers.

540 As stated previously Okanogan County protects and promotes agriculture as not  
541 only an important foundation block of our local economy but as an integral part of  
542 our heritage. Okanogan County further recognizes that many of our agricultural  
543 operations fall in or near urban centers. As more pressure mounts on the  
544 transportation grid and the cost of transporting food and materials grows, it is  
545 important that local policies recognize a need to preserve the capacity to provide  
546 a local independent food supply. For future generations to thrive, it is imperative  
547 a local dependable food supply is possible.

548 The Urban Resource designation recognizes the existence of viable agricultural  
549 lands within or adjacent to urban growth centers. Because these lands are  
550 proximate to urban densities, the potential for conflict from incompatible uses is  
551 increased. Development adjacent to or within Urban Resource areas must be  
552 reviewed for suitable buffers. Plat notes must disclose to the potential buyer of  
553 land within these developments the potential for inconvenience brought about by  
554 the proximity of agricultural operations.

555 Lands bearing the urban resource designation are so designated to recognize  
556 the critical contribution they make to the food supply and agricultural economy.  
557 As population centers grow eventually this land might be utilized in a different  
558 manner to provide the greatest public benefit. Lands designated as Urban  
559 Resource are located in such a manner that they are automatically planned as  
560 transition areas as well. The re-designation of these lands will be part of an  
561 annual review process of the Comprehensive Plan and such proposals must be  
562 reviewed in coordination with the adjacent city where appropriate. The de-  
563 designation of Urban Resource Lands located in or adjacent to LAMIRD's must  
564 be reviewed in conjunction with the sub-area plan, if any, for the LAMIRD.

565 **Density in Urban Resource Lands**

566 Lands currently in agricultural use that are in or adjacent to designated Urban  
567 Growth Areas are eligible for designation as Urban Resource Lands. The density  
568 for Urban Resource Lands is two acres. Lands adjacent to Urban Resource  
569 Lands may develop to higher densities but only through the long plat or cluster  
570 platting processes. Lands developed to higher densities bear the burden of  
571 providing buffers from adjacent agricultural operations and the plat will bear a

572 note disclosing the potential for inconvenience as a result of residing adjacent to  
573 these lands.

#### 574 **MAPPING**

575 The Okanogan County Comprehensive Land Use Map will identify those areas  
576 designated as Resource Lands. The map designations will be directed by the  
577 chosen criteria but will be reconciled to parcel boundary lines.

#### 578 **Agriculture Lands Map**

579 Rename current intensive agriculture designation to Resource Lands. Review all  
580 areas currently in resource tax classification for Resource Lands designation.  
581 Use existing USDA agricultural activities map to consider designation of areas  
582 not in current use tax classification.

#### 583 **Forest Lands Map**

584 Review lands currently in resource tax classification designated as Resource  
585 Lands. Use of USDA forest maps to identify lands with timber stands in excess  
586 of twenty acres for designation as Resource Lands.

#### 587 **Mineral Lands Map**

588 Rename existing mineral extraction sites as Resource Lands. Map geologic  
589 features that identify the potential presence of minerals and designate them as  
590 Resource Lands. Mineral extraction with a commercial nexus will be regulated  
591 through zoning.

#### 592 **RESOURCE LANDS -** 593 **Agricultural Land of Long Term Commercial Significance**

#### 594 **History**

595 Okanogan County has a rich history of agriculture ranging from family truck  
596 farms, orchards, and cattle raising operations to large enterprises situated on  
597 thousands of acres. This mix of agricultural activities has contributed much to  
598 not only the economics of Okanogan County but forms an important part of our  
599 identity as well. Agriculture, whether as a first time venture or family operation  
600 that has spanned generations, has been an integral part of life for thousands of  
601 Okanogan residents.

602 **Purpose**

603 The purpose of the Resource Lands designation is to recognize the importance  
604 of these lands to the future well-being of Okanogan County residents. Those  
605 charged with preparing this Plan are mindful of the tremendous investment many  
606 have placed in their land with an eye towards creating the financial security  
607 necessary as one approaches retirement or, through ever changing  
608 circumstances, find they can no longer live the life they have known. Through a  
609 variety of innovative planning tools such as Cluster Development, Okanogan  
610 County strives to realize the balance necessary to avoid stripping a generation of  
611 their wealth yet at the same time preserving the critical mass of land necessary  
612 to have a viable economic base for agricultural. Through effective planning, we  
613 hope to make possible future generations of residents who derive their livelihood  
614 from agriculture and identify themselves as agriculturalists.

615 **Compatible Uses**

616 The history of the economics of agriculture is a series of highs and lows. To  
617 avoid the necessity of converting the land to other uses during low points, it is  
618 important a wide variety of planning tools be available. In addition to these tools,  
619 a wide variety of activities should be considered compatible or capable of being  
620 made compatible with agriculture. These activities are listed as follows:

- 621 • All agricultural operations including raising food or fiber, livestock,  
622 feedlots, or the processing of same. (Conditional use reviews for  
623 slaughterhouse, other higher impact processing or activities)
- 624 • Sale of agricultural products.
- 625 • Commercial Tourism activities with a nexus to agriculture or compatible  
626 with off-season periods. Other tourism activities will be reviewed for  
627 compatibility with the agricultural operations predominate in the area and  
628 conditions considered to protect on-going operations.
- 629 • Residential activities including all single family, extended family, and farm  
630 worker housing. (Residential development will be required to buffer and  
631 protect itself from legitimate agriculture operations. The Farming  
632 Operations Disclosure will be required on plats creating new lots and site  
633 evaluations for existing lots.)
- 634 • Manufacturing activities that are resource based or require proximity to  
635 agricultural operations or are compatible with agricultural operations.
- 636 • Mineral extraction
- 637 • Timber management and harvest.
- 638 • Home occupations
- 639 • Neighborhood commercial centers (encouraged in existing Limited Areas  
640 of More Intense Rural Development)



641 **Density**

642 The density in the Resource Lands designation will be to twenty acres. Densities  
643 could be increased by using a cluster subdivision process which gives bonuses  
644 consistent with a Performance Based Density Bonus (PBDB). The PBDB would  
645 emphasize the voluntary assignment of future development restrictions in  
646 exchange for density bonuses. Conservation easements, both public and  
647 privately financed and a program supporting the Transfer of Development Rights  
648 would be encouraged in Resource Designated Areas. Minimum lot sizes created  
649 through the cluster process would be determined by public health requirements.

650 **General Planning Objectives**

651 **GPO-3.1**

652 Okanogan County recognizes the constitutional protection of private property  
653 rights and the role the value of land plays in the retirement security for a  
654 generation of residents. Okanogan County will not take land for the public use  
655 without compensation to the landowner. Okanogan County will implement an  
656 effective array of land use tools, to include but not be limited to, cluster  
657 subdivisions, transfer of development rights, conservation easements, and  
658 effective buffering to provide value to the landowner from reasonable  
659 development opportunities without creating incompatible uses that creates legal  
660 or physical challenges to on-going agricultural operations.

661 **GPO-3.2**

662 Okanogan County supports agricultural activity as a vital component of our  
663 economic base, as the foundation of a local food supply, and an integral part of  
664 our heritage. Okanogan County will protect agriculture from the impact of  
665 incompatible uses by utilizing appropriate land use designations and effective  
666 review processes.

667 **GPO-3.3**

668 Okanogan County recognizes the importance of an effective transportation  
669 system to agricultural operations in the movement of equipment, materiel, stock,  
670 and agricultural products. Okanogan County will consider the needs of  
671 agriculture in all future transportation planning efforts. Traffic control regulation  
672 allowing for the safe and effective use of the County road system by agriculture  
673 in areas bearing a resource designation will be implemented.

674 **GPO-3.4**

675 An adequate inventory of affordable housing is of critical importance to  
676 maintaining a viable agricultural economic base. Farm worker housing will be a  
677 permitted use in all agricultural and other compatible zones. Density for farm  
678 worker housing will be determined by the ability of the site to sustain acceptable  
679 public health standards.”

680

### 681 **GPO-3.5**

682 All Resource Lands will be designated as open range.

## 683 **RESOURCE LANDS**

### 684 **Forest Lands of Long Term Commercial Significance**

#### 685 **History**

686 Okanogan County has a long history of resource based forest activities.  
687 Logging, grazing, hunting, fishing, and a variety of recreational activities is an  
688 important part of our history. The contribution of forest land to the quality of life in  
689 Okanogan County is immeasurable.

#### 690 **Purpose**

691 The Resource Lands Designation for Forest Lands of Long Term Commercial  
692 Significance achieves the same goals as the agricultural land designation.  
693 Preserving the ability of these lands to provide the timber resources necessary to  
694 sustain the responsible harvest and processing of timber products is critical to  
695 the economic base and culture of Okanogan County. Timber products, wildlife  
696 habitat, recreational opportunities, watershed protection and storage, and  
697 livestock grazing are but a few of the critical functions of our forest land. Our  
698 forest land also provides opportunities for a residential lifestyle embraced by  
699 many. All of these critical functions must be balanced to ensure a sustained  
700 ability of the forests to provide them and to enable them to exist as compatible  
701 activities

#### 702 **Compatible Uses**

703 Because of the period of time necessary to bring a forest from seedling to  
704 harvest, it is important that the ebb and flow of market trends are weighed  
705 against the decades needed for the forest to mature. Land use tools such as  
706 clustering should be used to create legitimate levels of development opportunity  
707 without eroding the critical mass of forest lands necessary to maintain the forest  
708 based activities previously listed. As well, the permitted and conditional uses  
709 allowed in the forest designation should create the ability to ensure economic

710 sustainability for the landowner by giving them the ability to respond to market  
711 trends without taking the critical mass of land out of forest production.

712 The following shall be permitted uses:

- 713 • Harvest and processing of forest products
- 714 • Agricultural activities including raising and processing of food and fiber as  
715 well as livestock grazing.
- 716 • Single family residential uses. (Residential development is responsible for  
717 buffering from the impacts of surrounding permitted resource based  
718 activities)
- 719 • Commercial tourism (Hunting, fishing, trail systems, lodges, transient  
720 accommodations i.e. retreat centers, etc.)
- 721 • Mineral extraction
- 722 • Manufacturing that requires proximity to forest products
- 723 • Home Occupations

#### 724 **Density**

725 The underlying density in the Forest Resource designation is twenty acres.  
726 Densities could be increased by using a cluster subdivision process which gives  
727 bonuses consistent with a Performance Based Density Bonus (PBDB). The  
728 PBDB would emphasize the voluntary assignment of future development  
729 restrictions in exchange for density bonuses. Minimum lot sizes created through  
730 the cluster process would be determined by the requirements of public health.

#### 731 **General Planning Objectives**

##### 732 **GPO – 3.6**

733 Okanogan County recognizes the important role forest land plays in our  
734 economy, recreational pursuits, and cultural heritage. Okanogan County will  
735 promote the responsible harvest of forest products and the protection of these  
736 lands from incompatible uses. Okanogan County will coordinate with the public  
737 land managers (USFS, BLM, DNR, etc) to create appropriate land use  
738 designations and effective management practices to further these goals.

##### 739 **GPO – 3.7**

740 All Resource Lands will be designated as open range.

#### 741 **RESOURCE LANDS**

##### 742 **Mineral Lands of Long Term Commercial Significance.**

743 **History**

744 Okanogan County has a history of mining activity. Many of the first settlers were  
745 miners. Mining has, and still does, play an important role in our cultural heritage  
746 and economic base.

747 **Purpose**

748 Mineral extraction is an important component of many other activities in  
749 Okanogan County. Precious metal extraction provides employment. Rock, sand,  
750 and gravel extraction provide employment but in addition provide material for  
751 road building and other construction activity. Winter time road maintenance is a  
752 critical element in enhancing public safety.

753 **Compatible Uses**

754 The Mineral Lands designation appears as an overlay to the underlying zone.  
755 The overlay is created based on the criteria listed earlier. Proposals for mining  
756 operations are reviewed in these areas as conditional uses in all zones in the  
757 overlay to identify and mitigate impacts to surrounding uses. Small scale  
758 operations for personal use are permitted in all zones in the designation.

759 **Density**

760 The Mineral Lands designation does not alter the densities in underlying zones.  
761 To ensure compatibility between the underlying zones and the Mineral Lands  
762 designation, the criteria listed earlier must be applied and an analysis of the best  
763 land use made. Consideration should be given to the zoning of lands that lend  
764 themselves to mineral extraction and to prevent zoning that would allow  
765 incompatibility uses in those areas.

766 **General Planning Objectives**

767 **GPO – 3.8**

768 All Resource Lands will be designated as open range.

769 **URBAN RESOURCE DESIGNATION**

770 **History**

771 The Urban Resource designation is created to recognize the presence of working  
772 orchards and other farming activities near or even in urban areas. The citizens of  
773 Okanogan County recognize that these agricultural operations contribute to the

774 production of food and fiber and are an important part of the agricultural  
775 economy. The designation also takes into account that as populations grow, the  
776 proximity of food production to the people it feeds becomes more critical. This  
777 designation also anticipates the time ahead when the land may be needed for  
778 housing, commercial activity, and other uses that are best located in urban  
779 centers.

780 **Purpose**

781 The Urban Resource designation acts as a transition designation that preserves  
782 the agricultural activity currently in place but recognizes the land might be  
783 needed for more intense uses as population grows in the urban centers. The  
784 Urban Resource designation requires the Farm Activities Disclosure Statement  
785 as well as placing the responsibility for buffering from the impacts of legitimate  
786 agricultural activities on the surrounding residential or commercial development.

787 **Compatible Uses**

788 Permitted uses on lands in the Urban Resource designation shall be consistent  
789 with those enumerated for the surrounding urban growth areas or lands in the  
790 Rural High Density designation.

791 **Density**

792 Underlying densities on land in the Urban Resource designation will be two  
793 acres.

794

## Chapter Four : LAND USE - RURAL LANDS

### 795 History

796 Lands in the Rural designation will contain the greatest mix of existing and  
797 proposed uses because of the tremendous diversity of these lands. A wide  
798 range of compatible uses should be identified with reliance on the permitting  
799 processes to ensure compatibility with the surrounding uses and the historical  
800 characteristics of the neighboring area. Comprehensive review of land use  
801 proposals for generated impacts and to insure compatibility will be necessary to  
802 prevent conflicts. It is the objective of zoning in the Rural designation to provide  
803 an effective mix of residential, commercial, tourist, and recreational opportunities.

### 804 Purpose

805 Through the course of comprehensive planning, the County actively identifies  
806 and designates Urban Growth Areas and Resource Lands. Incorporated City  
807 Limits are established by law and are under the jurisdiction of the legislative  
808 bodies of those Cities and Towns. All other lands are designated as Rural.

809 The objective of the Rural designation and its sub-designations is to provide an  
810 effective inventory of land for residential and other uses without creating  
811 unnecessary conflicts. Neighborhood commercial/service centers will become  
812 more necessary and must be appropriately sited. The existing mix of agriculture,  
813 resource based activities, recreation, and tourism should be maintained to  
814 provide diversity to our economic base. These activities must be sited only when  
815 the review processes have identified adequate water supplies and the proximity  
816 of essential services. A mix of densities should be maintained to provide an  
817 adequate inventory of housing stock and to create an efficient settlement pattern  
818 while recognizing the demand for a variety of lifestyles.

819 The Rural designation has the potential for the greatest variety of residential  
820 densities and permitted and conditional uses. Okanogan County is large in size  
821 and varied in topography and climate so that lands in the Rural designation have  
822 the potential to exhibit great differences in terms of capacity for settlement  
823 patterns and different uses and activities. It is important that Rural Lands are  
824 used effectively to generate home sites, smaller scale agriculture activities, home  
825 occupations, neighborhood service areas, recreational activities and a variety of  
826 other potential uses necessary to preserve our culture and lifestyle. At the same  
827 time, lands in the Rural designation often contain areas of critical habitat, aquifer  
828 recharge areas, shorelines of state and local importance, wetlands, and other  
829 important features of the land and environment. It is critical that the  
830 Comprehensive Plan and the Zone Code and permitting processes it generates  
831 achieve a successful balance of these important considerations.

832 **Permitted Uses**

- 833 • Residential uses
- 834 • Agricultural activities
- 835 • Home occupations
- 836 • Recreational activities and infrastructure

837 **Conditional Uses**

- 838 • Processing of agricultural products
- 839 • Sale of agricultural products
- 840 • Neighborhood commercial/service centers
- 841 • Light manufacturing
- 842 • Resource based heavy manufacturing
- 843 • Commercial Tourism

844 **General Planning Objectives**

845 **GPO - 4.1**

846 Land use proposals must be effectively reviewed to insure residential and other  
847 uses do not create an incompatible mix of densities and activities.

848 **GPO – 4.2**

849 Land use designations within the rural lands must provide sufficient land for  
850 housing and business activities suited to the rural areas. These designations  
851 and the projects they anticipate must be compatible with available water  
852 supplies, capacity of the area for on-site septic, and the ability to provide  
853 adequate levels of public services.

854 **GPO – 4.3**

855 Okanogan County shall provide innovative land use tools such as clustering to  
856 enable property owners the opportunity to preserve open space and other critical  
857 environmental features such as habitat, wetlands, and migration corridors  
858 concurrent with development proposals.

859 **GPO – 4.5**

860 Okanogan County shall periodically review this Comprehensive Plan to insure  
861 the designations contained herein are consistent with designations found in the  
862 Critical Areas Ordinance, Shorelines Master Program, Flood Management  
863 Programs, and Hazard Mitigation Plan.

864 **GPO – 4.6**



865 Agricultural activities shall be recognized and promoted in the rural designation to  
866 insure the opportunity for small scale operations. Development proposals shall  
867 be reviewed for impacts to existing agricultural operations.

868 **GPO – 4.7**

869 Development proposals shall be reviewed for impacts to the transportation  
870 system and conditions of approval will be identified to mitigate adverse impacts  
871 to current and future levels of service. Improvements will be required based on a  
872 proportionate share nexus to prevent onerous requirements on new development  
873 while at the same time avoiding unreasonable impacts to the existing tax base.

874 **GPO – 4.8**

875 Rural lands where livestock operations are prevalent will be designated as open  
876 range.

877 **Designations**

878 To recognize and effectively manage the great diversity of the landscape in  
879 Okanogan County, the Rural designation is divided into three sub-designations.  
880 These designations are Rural High Density, Rural Medium Density, and Rural  
881 Low Density.

882 **RURAL HIGH DENSITY**

883 Rural High Density designations will be located adjacent to urban areas and  
884 areas that demonstrate an enhanced ability to provide services. Rural High  
885 Density will allow lot sizes of one acre or larger. Smaller lots may be obtained  
886 through a cluster subdivision or planned development in accordance with an  
887 adopted Performance Based Density Bonus. An areas ability to sustain higher  
888 levels of density and a greater array of permitted uses will be assessed on the  
889 basis of the following criteria:

890 **Review Elements:**

- 891 • Proximity to urban areas
- 892 • Proximity to major transportation routes
- 893 • Availability of potable water and/or water service providers
- 894 • Proximity to already existing higher density areas
- 895 • Availability of fire protection, emergency services, and other vital services

896 **RURAL MEDIUM DENSITY**

897 Areas currently designated for minimum lot sizes in excess of three acre but less  
898 than twenty will be designated Rural Medium Density. Other areas will be  
899 designated Rural Medium Density moving away from urban areas but still having  
900 proximity to transportation corridors, potable water supply, and ability to deliver  
901 vital services. Smaller lot sizes may be obtained through a cluster subdivision or  
902 planned development in accordance with a Performance Based Density Bonus.  
903 The minimum lot size created through the cluster process will be determined by  
904 public health requirements.

905 **RURAL LOW DENSITY**

906 Those areas currently designated for lot size in excess of twenty acres shall be  
907 designated as Rural Low Density. Other areas will be designated Rural Low  
908 Density moving away from transportation corridors or in areas where  
909 ingress/egress or the location of safe building sites is restricted due to  
910 topography. Areas with a demonstrated inability to provide adequate water  
911 resources or in those areas that are designated as critical habitat for threatened  
912 or endangered species shall be designated Rural Low Density. Smaller lot sizes  
913 may be obtained through a cluster subdivision or planned development in  
914 accordance with a Performance Based Density Bonus.

915 **Chapter Five –Urban Lands**

916 **URBAN GROWTH AREAS**

917 **History**

918 Okanogan County and the Cities and Towns therein, recognize that a  
919 cooperative effort between local governments is needed to effectively and  
920 efficiently serve the needs of the citizens. The Urban Growth Area designation is  
921 used to identify those lands into which the City or Town intends to grow through a  
922 twenty year planning window. The policies and procedures contained in this  
923 Comprehensive Plan, supplemented by Intergovernmental Agreements as  
924 needed, are designed to give clear direction for the process to designate, review,  
925 and amend Urban Growth Areas. Subsequent project review and land use  
926 decisions, while under the sole authority of the County until such times as the  
927 lands annex, are carried out in accordance with the agreed upon processes.

928 **Purpose**

929 As stated above, a clear and cooperative approach to land use planning and  
930 decision making between the County and its Cities and Towns, is necessary to  
931 successfully conduct the business of the people. The adoption of agreed upon  
932 Urban Growth Areas into the County Comprehensive Plan accomplishes two  
933 specific goals. Cities and Towns have the ability to plan infrastructure and  
934 service requirements for a specific growth area. The City or Town can propose  
935 Sub-UGA designations to promote a predictable growth pattern and efficient  
936 extension of infrastructure and to insure sufficient inventory of land for residential,  
937 commercial, and other development. The County in turn can incorporate into  
938 their Plan the City or Town proposed use of the UGA. This allows the County to  
939 accurately analyze the inventory of land available for uses best suited to urban  
940 areas and to coordinate uses in the rural areas accordingly.

941 **Designation**

942 The process for designation of Urban Growth Areas begins with a proposal from  
943 the municipality. Only the municipalities shall propose UGA boundaries. In  
944 reviewing proposals for UGA designation, the municipality should consider the  
945 following factors:

- 946 • Current inventory of developable land in the incorporated boundaries.
- 947 • Inventory of land necessary to provide for projected growth including
- 948 affordable housing.
- 949 • Inventory of land necessary to implement an economic development
- 950 strategy.
- 951 • Inventory of land necessary to implement a capital facilities plan.
- 952 • Inventory of land necessary to implement a parks and recreation plan.
- 953 • Analysis of ability to provide services to designated UGA.

954 The County shall review and adopt Urban Growth Areas. In the event of dispute  
955 over a proposed UGA boundary, the County shall remand the proposal to the  
956 affected Municipality with specific suggestions for change. The Municipality shall  
957 consider the suggested changes and return the proposal for further  
958 consideration. In the event the dispute is not resolved, the City or Town may  
959 bring an appel under the Land Use Petitions Ace under RCW 36.70C.

#### 960 **Amendment**

961 The designated Urban Growth Areas are eligible for amendment ~~review~~ on an  
962 annual basis in keeping with the amendment process for the County  
963 Comprehensive Plan. Only the affected municipality may propose amendments  
964 to the designated Urban Growth Area. Land owners in or adjoining the Urban  
965 Growth Area must petition the affected municipality to present their request for  
966 amendment. Review of proposed amendments shall consider the criteria used in  
967 designating Urban Growth Areas.

#### 968 **Five Year Review**

969 Urban Growth Areas shall be reviewed, along with all other elements of the  
970 County Comprehensive Plan after five years from the date of adoption but within  
971 six years and every five years thereafter. The review shall consist of any  
972 docketed amendments and an internal review for consistency of the  
973 Comprehensive Plan, Zone Code, Subdivision Regulation and in the case of  
974 UGA's, any adopted Intergovernmental Agreements. Any proposed  
975 amendments or identified inconsistencies must be reviewed by the affected  
976 municipality and endorsed for consideration by the County.

977 **Zoning and Project Review**

978 The County has the sole authority for land use and project review on lands within  
979 the UGA but outside the incorporated boundary. The County, in considering an  
980 application for land use/project in the UGA, shall consider the following:

- 981 • Compatibility with any sub-designations by the municipality within the UGA
- 982 • Impact of the project or proposal on municipal services
- 983 • Compatibility with surrounding uses
- 984 • Impact of the project or proposal on the municipal transportation structure

985 The County and affected municipality shall consider a co-lead status on projects  
986 or proposals requiring SEPA review. To insure that County Zones provide  
987 sufficient control over projects or proposals to insure compatibility with sub-  
988 designations within a UGA; to create continuity in terms of implementing  
989 conditions of approval; and to create certainty in terms of conditions of approval  
990 and vesting for the project or proposal a development agreement will be required  
991 between the County, the proponent, and the affected municipality for all projects  
992 or proposals within the UGA.

993 **Chapter 6 - LAMIRDS (Limited Areas of More Intense**  
994 **Rural Development) Unincorporated Towns**

995 **Purpose**

996 LAMIRDS Unincorporated Towns are the rural villages and service centers  
997 located in Okanogan County that are not incorporated. ~~By designating these~~  
998 ~~areas,~~ The County recognizes the important role they play as a service center  
999 and focus point for the surrounding neighborhood. The area within the  
1000 designation should provide sufficient land for the ~~logical~~ expansion of the  
1001 LAMIRD Unincorporated Towns based upon the ~~vision~~ needs of the ~~County~~  
1002 residents and the ability of the area to provide services.

1003 The Comprehensive Plan for Okanogan County ~~designates~~ recognizes the  
1004 following LAMIRDS Unincorporated Towns and establishes these policies for  
1005 future planning and development ~~of them.~~ ~~within these designated areas:~~

- 1006 • Methow
- 1007 • Carlton
- 1008 • Malott
- 1009 • Loomis
- 1010 • Wauconda
- 1011 • Chesaw
- 1012 • Molson
- 1013 • Ellisforde
- 1014 • Mazama
- 1015 • Monse
- 1016 • Nighthawk
- 1017 • Havillah

1018 **Designation Criteria**

1019 LAMIRDS Unincorporated Towns will be ~~designated~~ developed based on the  
1020 following criteria:

- 1021 • Existence of services such as neighborhood retail, tourist retail and  
1022 government services.
- 1023 • Existence of urban density.
- 1024 • Historical value as past settlement with existing tourist activities.
- 1025 • Ability to support more intense development.

1026 **Future Unincorporated Towns**

1027 Due to the vast size of Okanogan County, it is important to locate necessary  
1028 services in proximity to the residents. Settlement patterns will be driven by

1029 | expansion of agriculture, forestry, and mining on the rural areas as well as an  
1030 | expansion of tourism. New service centers should be considered to minimize  
1031 | impacts to the transportation system brought about by longer trips to obtain basic  
1032 | services.

1033 | The Unincorporated Towns also serve as a focal point for area residents  
1034 | providing for a sense of community. The demand for new Unincorporated Towns  
1035 | will be created by the needs of the area residents and land owners.

1036 | Proposals for new Unincorporated towns should be reviewed in accordance with  
1037 | the designation criteria and general planning objectives found in this section.

1038 | **General Planning Objectives**

1039 | **GPO – 6.1**

1040 | Existing ~~LAMIRDS~~ Unincorporated Towns act as neighborhood service centers  
1041 | that contribute positively to the social and economic well being of the citizens of  
1042 | the County. Effective planning within the existing boundaries of the ~~LAMIRDS~~  
1043 | Unincorporated Towns and ~~logical~~ expansion areas provides benefit to the public  
1044 | by increasing the proximity of our citizens to necessary supplies and services.

1045 | **GPO – 6.2**

1046 | Existing ~~LAMIRDS~~ Unincorporated Towns should develop in such a manner that  
1047 | adequate water supplies are available and on-site septic systems are sufficient to  
1048 | provide for the users of the ~~array of~~ services provided within them.

1049 | **GPO – 6.3**

1050 | Existing ~~LAMIRDS~~ Unincorporated Towns should develop in such a manner that  
1051 | the impacts to the transportation system brought about by the increased users of  
1052 | the services provided are mitigated to avoid an erosion of the level of service  
1053 | provided.

1054 | **GPO -6.4**

1055 | Underlying zoning within ~~LAMIRDS~~ Unincorporated Towns ~~or and~~ their ~~logical~~  
1056 | expansion areas must provide an effective mix of permitted and conditional uses  
1057 | that provide the services appropriate to a neighborhood service center without  
1058 | impacting the ability of the towns and cities to develop regional services within  
1059 | their existing boundaries or urban growth areas.

1060 | **GPO – 6.5**



- 1061 | ~~Designated LAMIRDs~~ Unincorporated Towns shall retain their existing zoning.  
1062 | Rezoning to compatible zones will be on an elective basis by the landowners.

1063 **Chapter Seven: - OVERLAYS**

1064 **Purpose**

1065 Overlays are used to create land use designations on the Comprehensive Plan  
1066 Land Use Map for areas that require special considerations that do not change  
1067 the underlying zone. A common example of the use of overlays is an Airport  
1068 Protection Area. The overlay identifies special review processes or regulations  
1069 that work in concert with the underlying zone. In the event there is conflict  
1070 between the regulations in an underlying zone and an overlay designation, the  
1071 requirements of the overlay will over-ride the zone.

1072 **WILDFIRE PROTECTION OVERLAY**

1073 **Purpose**

1074 The purpose of the Wildfire Protection Overlay is to identify those areas prone to  
1075 a higher risk of wildfire. The Wildfire Protection Overlay can impose restrictions  
1076 on types of building materials, creation and maintenance of ~~open~~ defensible  
1077 space. The Wildfire Protection Overlay can impose greater requirements for  
1078 road surface for ingress/egress to buildable lots as well as design requirements  
1079 for turning radius, grade, and turn-a-rounds. The intent of the overlay is to  
1080 reduce the risk of fire and, in the event of fire, minimize the threat to people,  
1081 property, and the natural environment.

1082 The Wildfire committee has created criteria for the designation of high risk areas.  
1083 The wildfire protection is adopted into the Comprehensive Plan by reference.

1084 Education and incentive programs will be created to encourage the use of  
1085 construction techniques and fire prevention measures and to increase the  
1086 capacity for fire suppression on an individual landowner and developer basis.  
1087 The education and incentive programs will be county wide in their approach.

1088 **AIRPORT PROTECTION OVERLAY**

1089 **Purpose**

1090 The Airport Protection Overlay imposes safety regulations required by the FAA  
1091 without replacing underlying zones. The additional regulations include but are  
1092 not limited to height of structures, flammable liquid and material storage, meeting  
1093 halls, multi-family or transient accommodations, density, lighting, and open water  
1094 areas. The overlay areas will be specific to each airport and will be configured in  
1095 accordance with FAA requirements.

1096 While the Airport Protection Overlay does not rezone lands within it's boundaries,  
1097 it does impose additional restrictions. Lands within Airport Protection Overlays  
1098 should be zoned to take into account the impacts of airport operations on the  
1099 permitted uses within the zones. Disclosure of the possibility of noise and other  
1100 impacts caused by airport operations to permitted uses in these zones should be  
1101 recorded against the titles of parcels in the Airport Protection Overlays.

1102 **ALTERNATIVE ENERGY OVERLAY**

1103 **Purpose**

1104 Okanogan County encourages the development of alternative energy in the form  
1105 of wind power, solar power, and hydro electric. The comprehensive plan does  
1106 not identify areas suitable for the siting of large alternative energy facilities but  
1107 does identify the process by which these facilities are reviewed.

1108 Large alternative energy facilities, as defined in the attached code sections under  
1109 review, will require a site specific comprehensive plan designation, an alternative  
1110 energy overlay zone, and a development agreement. The review of these  
1111 processes will proceed concurrently with required review under RCW 43.21C,  
1112 WAC 197-11, and other applicable statutes.

1113 Okanogan County encourages the development of alternative energy  
1114 infrastructure designed to serve single family residences. Small alternative  
1115 energy facilities as defined in the attached code sections under review will be  
1116 permitted uses.

1117

1118 **Chapter Eight - TRANSPORTATION**

1119 **Adoption by Reference**

1120 The Comprehensive Transportation plan for Okanogan County adopted on May  
1121 7, 1996 is adopted by reference, with all attachments, into this Comprehensive  
1122 Plan.

1123 **Future Study and Review**

1124 Okanogan County intends to review and update the Transportation Plan in 2009-  
1125 2010 if resources can be obtained to do so.

1126 **General Planning Objectives**

1127 **GPO – 8.1**

1128 Okanogan County finds that a reliable road system contributes to the economic  
1129 well being of the county. Future development should be reviewed for impacts to  
1130 the transportation grid and reasonable mitigations should be required to maintain  
1131 an acceptable level of service.

1132 **Chapter Nine: - AFFORDABLE HOUSING**

1133 **Introduction**

1134 The Housing Chapter describes existing housing conditions and needs in  
1135 Okanogan County. To the extent possible, information is included for plans,  
1136 goals, and specified housing needs of the incorporated cities, towns and sub  
1137 area plans within the County. The purpose of this is to identify County goals,  
1138 policies, and strategies for the preservation, improvement, and development of  
1139 housing and the that will lead to affordable housing choices for all economic  
1140 segments of the population.

1141 This chapter is divided into four main sections: Housing Conditions and Needs;  
1142 Local Assessments; Goals Policies and Objectives; and Housing Strategies.

1143 Housing Conditions and Needs includes data derived from a recent county-wide  
1144 Housing Needs Assessment conducted on behalf of the Okanogan Housing  
1145 Coalition as well as data from the Washington Center for Real Estate Research  
1146 at WSU. Local Assessments serves as a place holder for local comment and  
1147 further development of goals and policies in the incorporated communities of  
1148 Okanogan County. Goals Policies and Objectives presents a general set of  
1149 comprehensive goals and policies to guide the implementation of the  
1150 Comprehensive Plan. The final section, Housing Strategies consists of a set of  
1151 strategies related to implementation of the housing element, and to address any  
1152 future issue that may arise.

1153 **Housing Conditions and Needs**

1154 Basic background on the current conditions in Okanogan County as well as  
1155 educated projections of need are necessary in order to effectively plan for the  
1156 housing infrastructure that will be needed as well as factors such as location,  
1157 density, and affordability.

1158 Much of the information in this section has been gleaned from the Housing  
1159 Needs Assessment developed in 2005 by the Okanogan Housing Coalition under  
1160 a grant from Washington State Community Trade and Economic Development  
1161 Community Development Block Grant program. Additionally, Washington Center  
1162 for Real Estate Research (WCRER) at WSU, Census data and Washington State  
1163 Housing Finance commission data is cited.

1164 The 2000 Census indicates there are 19,085 units of housing. Of this number,  
1165 12,973 were detached single family homes. Mobile homes constituted 3,949  
1166 units. Of the total, 883 did not have telephone service, 322 did not have kitchen  
1167 facilities, and 415 did not have complete plumbing facilities. In 2000 only 22.5%

1168 of homes ranged between \$100,000 and \$150,000 in value. The WCRER  
 1169 indicates median resale values in 2007 at \$159,900 and in 2008 at \$170,000 – a  
 1170 21.4% increase in median sales price since 2007.

1171 The housing unit breakdown per sub planning area found in the Housing Needs  
 1172 Assessment follows:

INDICATOR/PLANNING SUBAREA	COUNTY TOTAL	METHOW VALLEY	OROVILLE	TONASKET	OMAK OKANOGAN	BREWSTER PATEROS	COLVILLE NESPELEM
TOTAL HOUSEHOLDS, ALL AGES, 2005/2010	14978/14902	2218/2327	1702/1697	2391/2360	4953/4911	1405/1350	1,991/1,944

1173 This chart shows 2005 households and projected households by 2010. It should  
 1174 be noted that the term households may include families who are doubled up as  
 1175 indicated by the Homelessness Point in Time count conducted annually. These  
 1176 projections indicate a down turn in most communities. New building permits and  
 1177 construction however, would indicate that housing units will most likely grow  
 1178 rather than decrease. Based upon the experience of low income housing  
 1179 rehabilitation needs, it is reasonable to project that housing units will be lost in  
 1180 low income units – particularly mobile homes and units which have degraded  
 1181 beyond the point of cost effective repair. New units which would balance the  
 1182 count would come from new construction. Although units of permanent  
 1183 supportive housing and assisted living are currently in the planning stage, it is  
 1184 reasonable to project that single family unit growth will not be in affordable  
 1185 housing if current trends continue.

1186 **Tenure and Occupancy**

1187 Of the 19,085 units found county-wide in the census, only 15, 027 were  
 1188 occupied. This is most likely a reflection of second home owner/vacation home  
 1189 impact as well a vacant farm worker housing during winter months.

1190 Tenure in units was expressed in a range of “move in” dates. The highest  
 1191 percentage of households (28.6 - 4299) had moved in between 1995 and 1998.  
 1192 most recent move in dates 1999-2000 accounted for 18.8% or 2,820 households.  
 1193 Only 7.6% or 1143, had moved in during 1969 or before.

1194 Of the 15,027 occupied units, 5,745 were owner occupied and 4,292 were  
 1195 “specified” renter occupied. The differential would be accounted for in those  
 1196 individuals who did not indicate either owner or renter status. Of the 4,292 self

1197 identified renters, 27% (1,158) were spending 35% or more of their income on  
1198 the gross rent. The data above indicates a homeownership rate of close to 30%  
1199 as of 2000. HUD fair market rents have increased 10% for a two bedroom unit  
1200 between 2007 and 2008 to \$525 per month.

1201 In addition to classification of owner and renter, persons living in assisted living,  
1202 group homes (for developmental and other disability), or extended care facilities  
1203 constitute segments of the population which are not currently represented in  
1204 census housing figures. More data needs to be gathered to assess the county  
1205 wide need in these populations. Although groups such as the Housing Authority  
1206 of Okanogan County are currently developing assisted living facilities, growth of  
1207 this segment of the population points to more need over the next 20 years.

1208 Permanent housing infrastructure for the homeless does not currently exist with  
1209 the exception of the domestic violence emergency shelter.

### 1210 **Cost of Housing**

1211 Housing costs in most urban markets are impacted by three basic factors:  
1212 replacement cost; comparable sales; and demand vs. supply.

1213 In Okanogan County, several other factors have impacted the market values.  
1214 For many years, land costs were a small fraction of the prices paid outside the  
1215 county even in neighboring Chelan County. Additionally, the economy was  
1216 depressed and subsequently, the housing market was depressed by lack of  
1217 qualified buyers and a large inventory of homes for sale.

1218 In the early 90's second home owners began discovering, buying in, and building  
1219 in the Methow Valley. Land and home prices escalated out of reach of people  
1220 earning the median wage. In early 2003, the development of Lake Osoyoos  
1221 began and interest in investment in the North County put pressure on real estate  
1222 availability and prices again escalated in the north end of the County. At the  
1223 same time, real estate speculation was at an all time high and Okanogan County  
1224 was seen as one of the remaining areas where "bargains" could still be had. This  
1225 fueled sales to investors as well as second home owners and retirees.

1226 Investors knew that home prices were comparative bargains, but did not  
1227 recognize the demographic of most renters within the County. Rents escalated  
1228 and many more individuals either became homeless or were forced to double up  
1229 in order to maintain housing even though doubling up created danger of eviction  
1230 for the lessee if the landlord discovered how many people were actually residing  
1231 in the home. Gentrification began to occur throughout the county and more and  
1232 more low income individuals were either without housing or forced to live further  
1233 from work in order to find affordable housing.

1234 From 2003 to 2007, the increase in median home sales price was over 200%  
1235 according to WCRER. The County Assessor's record of sales, from January  
1236 2007 to May 2008 shows that there were 1396 residential sale transactions. Over  
1237 24 of these transactions involved new homes ranging in value from a low of  
1238 \$116,000 to a high of \$495,000. With median sale prices of \$170,000, affordable  
1239 housing for median income earners is generally out of reach.

1240 Increased cost of housing is a larger pressure on affordability than population  
1241 growth. Over the last ten years, population has varied within a 10% increase  
1242 /decrease, generally hovering close to 40,000. The largest pressure comes from  
1243 the decrease in housing available to families earning a living from service  
1244 industries.

1245 Even with two minimum wage earners in a household, the possibility of having  
1246 disposable income to save toward eventual homeownership is extremely unlikely.  
1247 A few homeownership programs offered through USDA and the Housing Finance  
1248 Commission can provide subsidy in interest payments and closing costs.  
1249 Maintenance and repairs that are deferred due to lack of funds however, can  
1250 lead to loss of equity for low income homeowners who may have purchased a  
1251 home that was affordable in payment terms but not in terms of condition (needed  
1252 repairs or deferred maintenance). For at least the last five years, Community  
1253 Action has been repairing and rehabilitating low income housing stock with no  
1254 reduction in demand and a waiting list of 200 units at any one time. Pilot  
1255 programs offering replacement of mobile homes rather than repair offer promise  
1256 to solve construction issues common in older mobile homes and thus extend the  
1257 life expectancy of mobile home housing units.

1258 Truly affordable housing includes conservation features such as sufficient  
1259 insulation in ceilings and walls, sources of heat which are adequate and within  
1260 Energy Star guidelines, and construction materials with life expectancy and  
1261 maintenance requirements that meet current efficiency standards.

## 1262 **Alternative Housing**

1263 Since the 1970's, alternative construction methodology including the Buckminster  
1264 Fuller Geodesic Dome, Straw Bale, Super Adobe, Rammed Earth, and  
1265 underground homes have appeared on the County landscape. While purporting  
1266 to "cost less" than traditional stick built homes, most of the savings appears to  
1267 come from donated and owner/builder labor during the construction phase and in  
1268 energy savings over the life of the home. Many architecturally reviewed plans  
1269 and buildings have been constructed in the County, while others have been do-it  
1270 yourself/permit and utility deficient projects begun by individuals simply needing  
1271 basic shelter who believed they could achieve affordability without possessing  
1272 the construction skills necessary. This has led to homes that in some cases  
1273 pose health and safety concerns for the occupants.



1274 **Worker Housing**

1275 Projections for worker housing break into two primary groups in Okanogan  
1276 County – farm worker and service workers. Farm worker housing further breaks  
1277 into the needs of year round workers employed in agriculture who are members  
1278 of the community and migrant workers who typically reside in County between  
1279 May and mid October. Service workers include those provided with employment  
1280 during the height of tourism activity such as those employed by Methow Valley  
1281 resorts, and other workers who typically earn the minimum wage. While some  
1282 employers provide overnight lodging for remote resort employees, the typical  
1283 employee does not receive housing for a family nor can they support family  
1284 housing with minimum wages.

1285 Assistance is available to orchardists and farmers for construction and  
1286 improvement of agricultural housing through state CTED programs and for  
1287 workers who qualify through the Housing Authority of Okanogan County Section  
1288 8 program which typically has a year long wait list. In the last twelve months,  
1289 homes that pass Housing Quality Standards required by HUD and meet Fair  
1290 Market Rents criteria have become very difficult to find for persons who have a  
1291 Section 8 voucher. This affordable housing shortage has increased the number  
1292 of homeless families.

1293 Potential solutions have been proposed in the form of community supported  
1294 permanently affordable rental projects, Land Trust developments and self help  
1295 housing. These solutions also require community wide support and investment.

1296 **GOALS, POLICIES, AND OBJECTIVES**

1297 Okanogan County has historically supported many of the following goals and  
1298 policies. Utilizing best practices and goals from other rural communities and  
1299 housing professionals, goals policies and objectives have been developed:

- 1300 • Provide sufficient number of housing units for future populations in  
1301 developing municipalities as well as rural areas of Okanogan County.
- 1302 • Encourage higher density residential land use in municipal areas.
- 1303 • Encourage homeownership county wide.
- 1304 • Encourage housing development that preserves the local character and  
1305 environment
- 1306 • Encourage development of housing that utilizes technology as well as  
1307 utilizing energy efficient technology.
- 1308 • Encourage residential development close to employment opportunities  
1309 and needed services to reduce impacts of traffic and costs of  
1310 transportation.
- 1311 • Respect individual property rights while planning and providing for future  
1312 populations

- 1313 • Encourage mixed use development in retail areas to encourage dynamic
- 1314 downtown economies.
- 1315 • Encourage mixed income developments to prevent segregation and
- 1316 promote inclusive community participation
- 1317 • Encourage adequate development of housing for migrant farm workers
- 1318 • Provide housing which compliments and supports economic development
- 1319 opportunities
- 1320 • Provide basic infrastructure to end homelessness such as permanent
- 1321 supportive housing and transitional housing.
- 1322 • Provide special needs housing for persons living with disabilities.
- 1323 • Provide for a wide range of building styles.
- 1324 • Encourage development of affordable housing through Land Trust
- 1325 organizations to insure affordability of housing for low income individuals
- 1326 over time.
- 1327 • Encourage housing development for all income levels in all areas of the
- 1328 County.
- 1329 • Allow for development of additional housing units on existing properties
- 1330 (such as mother-in-law apartments) in order to provide immediate relief to
- 1331 affordable housing needs.
- 1332 • Okanogan County will continue to support policies that increase and
- 1333 maintain the availability of affordable housing throughout the County.
- 1334 Affordable housing definitions shall be consistent with the definition in
- 1335 state law
- 1336 • Okanogan County shall employ a variety of strategies to increase and
- 1337 maintain the availability of affordable housing.

1338 **Housing Strategies**

1339 The following strategies are numbered in response to the Goals, Policies and  
1340 Objectives of this chapter:

1341 **Strategy 1.1** Work with county wide municipalities and public advocacy groups  
1342 to identify lands with existing infrastructure such as sewer, power, and water  
1343 which are suitable for multi family and/or single family development and  
1344 designate these areas for higher density residential use including planned unit  
1345 developments and clustered housing.

1346 **Strategy 1.2** Work with county wide municipalities and public advocacy groups  
1347 to identify lands without existing infrastructure( water, sewer, fire protection,  
1348 parks, and streets) which would otherwise be suitable for higher density  
1349 development and provide official encouragement for and investment in  
1350 development of infrastructure through collaboration with developers as well as  
1351 affordable housing entities.

1352 **Strategy 2.1** Review the siting of all proposed development (economic,  
1353 community, public, and housing) to insure compatibility with future higher density  
1354 land use designations,

1355 **Strategy 3.1** Provide access to information on homeownership education  
1356 opportunities through the County website and planning office information.

1357 **Strategy 4.1** Use development guidelines to assure quality in housing  
1358 development and maintenance

1359 **Strategy 5.1** Promote the development of water conservation, rain and storm  
1360 water recycling as well as retention systems

1361 **Strategy 5.2** Eliminate requirements which discourage use of innovative  
1362 technology in residential development.

1363 **Strategy 6.1** Work with employers to assure adequate housing stock  
1364 investment when capital investment is made in centers of employment.

1365 **Strategy 6.2** Provide access to walking and bike trails that provide alternative  
1366 transportation to centers of employment. Provide park and ride lots to encourage  
1367 affordable transportation between employers and housing developments

1368 **Strategy 6.3** Include Multi Family units in Commercial Zones

1369 **Strategy 7.1** Provide adequate publication, outreach, and input regarding  
1370 changes in zoning and development

1371 **Strategy 7.2** Provide access to Owner /Builder construction education  
1372 opportunities

1373 **Strategy 7.3** Enforce Building and Zoning codes in residential neighborhoods

1374 **Strategy 8.1** Research and formulate guidelines based on best practices in  
1375 Community Development as it relates to Mixed Use in redevelopment.

1376 **Strategy 9.1** Support small development siting of low income units in  
1377 established neighborhoods as well as new development of mixed values of  
1378 units. Eliminate zoning barriers to this type of infill which might be pre-existing.

1379 **Strategy 10.1** Support development efforts by the agricultural community to  
1380 provide temporary housing for migrant farm workers.

1381 **Strategy 11.1** Support increased development of a wide range of home values  
1382 in order to support economic development strategies. In addition to low income

1383 worker housing, the availability of acceptable higher end housing for managers  
1384 and owners is minimal and can restrict a company's ability to rapidly transition  
1385 upper management for a smooth relocation of business. This problem also  
1386 applies when recruiting professionals such as doctors and attorneys into the  
1387 community.

1388 **Strategy 12.1** Utilize County homelessness funding leverage investment in  
1389 basic infrastructure to end homelessness such as permanent supportive housing  
1390 for families and transitional housing for people who are homeless and suffering  
1391 from co occurring disorders. Utilize County homelessness funding to continue  
1392 data collection, point in time count, and fund development in support of these  
1393 efforts.

1394 **Strategy 13.1** Support the efforts and applications of agencies working to  
1395 develop special needs housing.

1396 **Strategy 14.1** As a part of achieving best practices in community development  
1397 and revitalization, recognize the value of unique architecture as long as it meets  
1398 health and safety standards.

1399 **Strategy 14.2** Permit historic structure applications for federal and state funds  
1400 to preserve them

1401 **Strategy 15.1** Assure classification of taxation for Land Trusts under non-profit  
1402 status whether single or scattered sites.

1403 **Strategy 16.1** Encourage the development of new and maintenance of existing  
1404 affordable housing stock dispersed throughout the County by a variety of  
1405 strategies including but not limited to:

1406       **.1a** Approval of accessory dwelling units, cooperative housing,  
1407 boarding houses, and mixed use developments

1408       **.1b** Support the use of density bonuses for housing development and  
1409 re-development that includes at least 20% affordable housing units.

1410       **.1c** Support the use of subsidies and grants such as block grants  
1411 (form a HUD Community Development Block Grant Program), HOPEVI  
1412 (promoting development of run down structures as mixed income developments),  
1413 home buyer and renter assistance and home buyer counseling, housing trust  
1414 fund, HGAP, and low income housing tax credits.

1415       **.1d** Support the use of non profit community housing land trusts that  
1416 will own and lease land and or structures to homeowners and guarantee  
1417 permanent affordability of the homes in the event of resale.

1418           **.1e**   Support the use of non-profit community development efforts to  
1419   rehabilitate existing affordable housing stock through the use of grants, block  
1420   grants, and community supported housing funds.

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## **Chapter Ten - CAPITAL FACILITIES**

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### **Adoption by Reference**

1423

The Capital Facilities Plan adopted by Okanogan County on May 10, 2004,  
1424 including all attachments, is adopted by reference in this Comprehensive Plan.

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The Okanogan County Capital Facilities Plan serves to identify new capital  
1426 facilities projects and major enhancements to existing facilities through a twenty  
1427 year planning window. Focus on funding proposals and critical timelines are  
1428 focused on the first six years of the plan. The Capital Facilities Plan is reviewed  
1429 on an annual basis and is adopted by reference into the Comprehensive Plan.

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The Capital Facilities Plan will be adopted by Resolution of the Board of County  
1431 Commissioners following a comment period of not less than 30 days and a public  
1432 hearing, notice of which is published in the official county newspaper.

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### **Amendments**

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Amendments to the Capital Facilities Plan will be docketed, concurrent with  
1435 proposed amendments to the Comprehensive Plan from Jan 31 to June 1 of  
1436 each year. Proposed amendments to the Capital Facilities Plan will be reviewed  
1437 following the docketing period but not later than November 1 of each year.

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## Chapter Eleven - ECONOMIC DEVELOPMENT

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### OVERVIEW:

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In 1999 the economic development organization (Okanogan County Council for Economic Development) asked the County Commissioners to form a task force to begin the development of a functional strategic plan for Okanogan County.

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This task force group was made up of interested people from all over Okanogan County, primarily business people. Early on the group wanted to focus on measurable, attainable objectives, not another “study” that would gather dust.

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The task force also was given the task of developing a process to award Infrastructure Grants made possible by a recently authorized sales tax rebate coming to “economically distressed counties. In May of 1999, task force members attended a three-day Rural Symposium in Ellensburg that provided experts to assist rural communities in their economic development planning efforts. During the Symposium the name Partnership 2005 was chosen to reflect the underlying theme of strong partnerships and commitment of a minimum of five years to achieve a more stable, diversified economic base for the county. In August of that same year, the Commissioners endorsed the draft Strategic Plan and appointed an interim Board. During the next twelve months the Partnership set out to work towards implementation of its five-year strategic plan, goals, and objectives. The most immediate challenge of the Partnership was to create an organization that was both efficient and effective.

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The Partnership 2005 and the Okanogan County Council for Economic Development (OCCED) decided together to create a new entity, which would combine the roles and responsibilities of OCCED with the new ideas and high creative energy of the new Partnership 2005 thus, in 2000 the combined group - Alliance 2005 was created.

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The Alliance 2005 was established as a 501 (c) 3 non-profit organization. The goal of this organizational structure was to create an effective partnership between private enterprises, county and tribal governments, and other local governments to implement the strategies laid out in the new five-year plan. In October 2000 the first round of Infrastructure Projects were approved for funding. In 2001 Okanogan County was selected as one of five rural communities to benefit from participation in the WSU Rural Telework aka Rural e-work aka Rural Bridges program. The Alliance facilitated development of a technology skills profile and available commercial space profile which has been utilized many times since then. From 2002-2006 the project also included two hosting events with prospective employers and one “mock” hosting used to instruct local leaders in the “how to” of hosting. Because of the technology infrastructure of the county, this new industry offers promise for further development in years to come without tremendous impact on the natural environment. In 2003, 2004, and 2005

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1479 Infrastructure projects were awarded to eligible communities totaling over \$1.5  
1480 million.

1481 Economic Alliance continued to grow and mature in Okanogan County. In 2005  
1482 Okanogan County saw continued growth in technology business clusters in the  
1483 Methow Valley and the Central Valley continued to develop into the retail hub  
1484 serving the whole region. With the advent of the Veranda Beach development in  
1485 Oroville the tourism, hospitality and recreation and construction sectors of the  
1486 economy is doing well around the county

1487 **VISION**

1488 The Economic Alliance envisions the citizens and communities of Okanogan  
1489 County working together to bring prosperity to all.

1490 **MISSION**

1491 Form partnerships with Private, Government and Tribal entities that will create an  
1492 environment to nurture and support business and industry through:

- 1493 • Gradual and controlled growth with proper planning, which protects the  
1494 environment and rural atmosphere.
- 1495 • Families and communities built on strong values and positive self-image of  
1496 the individual.
- 1497 • High quality public services provided at a reasonable cost.
- 1498 • Respect for diversity of cultural and recreational opportunities that abound  
1499 in our region.

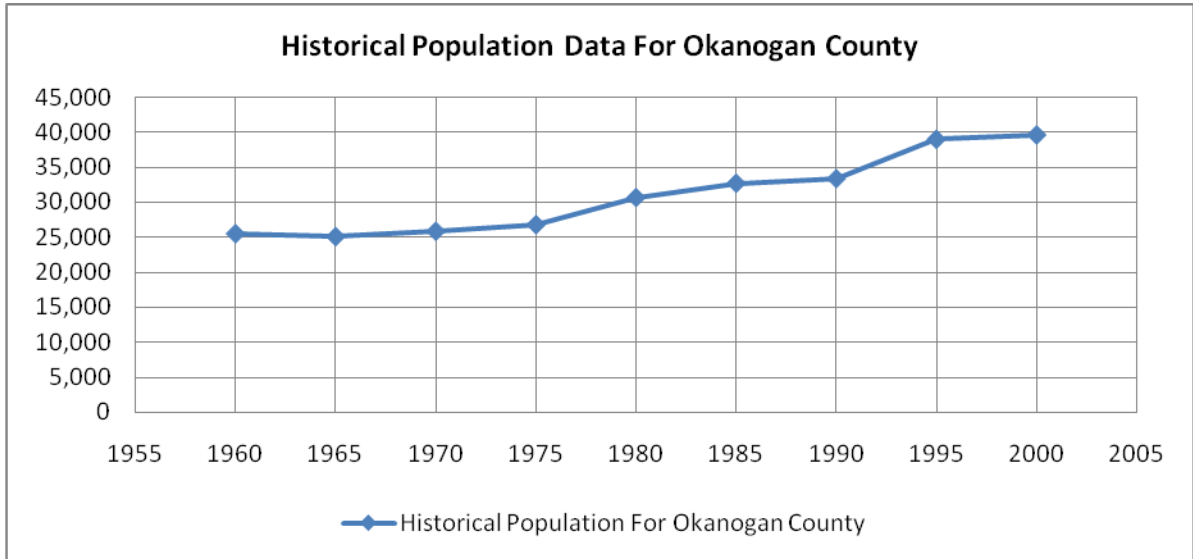
1500 **GENERAL ECONOMIC AND INCOME PROFILE:**

1501 Population: The Office of Financial Management conducts a population survey  
1502 that has been an important source of information about the health and welfare of  
1503 Washington families including Okanogan County for the last ten years. The  
1504 survey focuses primarily on issues of employment, family poverty, in-migration,  
1505 health, and health insurance coverage. The 2008 survey data is of particular  
1506 importance as state policymakers work to improve the economic conditions in the  
1507 state and work with local economic development associations such as the  
1508 Economic Alliance of Okanogan County and county and city government to  
1509 identify the needs in rural Washington and to address growth management  
1510 concerns and strategies. Okanogan County has had a steady growth in  
1511 population as noted in Table 1 and is projected to hit 49,239 by the year 2030 as  
1512 noted in Table 2.



1513

Figure 1: Historical Population Data 1960-2000



1514

**Table 1:**

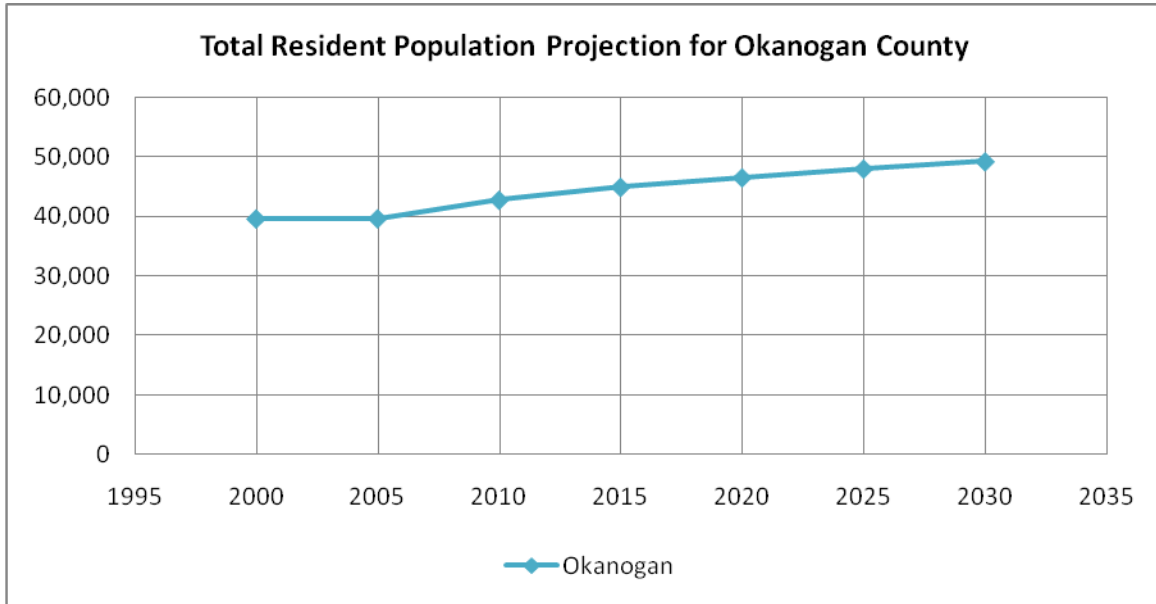
**HISTORICAL POPULATION FOR GROWTH MANAGEMENT AND OTHER PURPOSES**

**MEDIUM SERIES: HISTORY 1960 TO 2000**

	1960	1965	1970	1975	1980	1985	1990	1995	2000
Washington	2,853,214	3,065,000	3,413,250	3,567,890	4,132,353	4,415,785	4,866,663	5,4070,104	5,894,121
Okanogan	25,520	25,100	25,867	26,800	30,663	32,687	33,350	38.943	39,564

Note: Census totals may differ slightly from other publications due to use of corrected or uncorrected counts.  
 Unrounded numbers not meant to imply accuracy  
 OFM/Forecasting/ October 2007

1515 Figure 2: Total Projected Population for Okanogan County 2000-2030



1516

Table 2: Final Projections of the Total Resident Population for Growth Management Medium Series: 2000 to 2030							
	Census 2000	Estimate 2005	Projections				
	2000	2005	2010	2015	2020	2025	2030
State	5,894,121	6,256,400	6,792,318	7,255,672	7,698,939	8,120,510	8,509,161
Okanogan	39,564	39,600	42,739	44,923	46,526	48,016	49,239

Note: Differences in 2000 figures compared to other tables due to census corrections.  
Data may not add due to rounding; unrounded figures are not meant to imply precision.  
OFM/Forecasting | October 2007

1517 **Employment/Labor Market Information: Data provided by Washington**  
 1518 **State Employment Security Department**

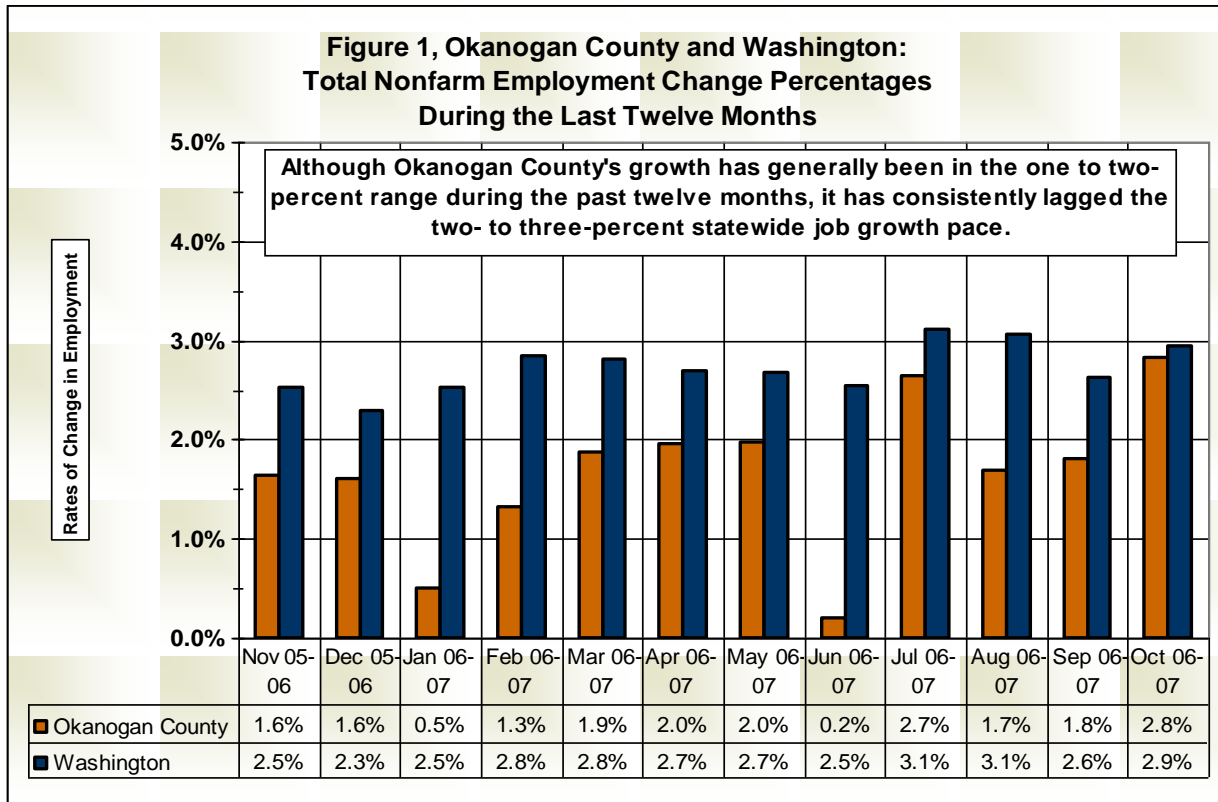
<b>Table 1</b>						
<b>Labor Market Information for Okanogan County</b>						
<b>Not Seasonally Adjusted/*UPDATED WITH ***QCEW DATA: June 2007</b>						
	Prelim	Revised	Revised	Sep-07	Change	
Employment by Place of Residence	Oct-07	Sep-07	Oct-06	Oct-07	Oct-06	Oct-06
					Oct-07	Oct-07 %
Civilian Labor Force	23,450	23,850	23,450	-400	0	0.0%
Resident Employment	22,480	22,880	22,420	-400	60	0.3%
Unemployment	970	970	1,030	0	-60	-5.8%
Unemployment Rate	4.1%	4.1%	4.4%	xxx	xxx	xxx
<b>Employment by Place of Work (**NAICS Industry Titles)</b>						
<b>TOTAL NONFARM 1/</b>	<b>13,040</b>	<b>13,070</b>	<b>12,680</b>	<b>-30</b>	<b>360</b>	<b>2.8%</b>
TOTAL PRIVATE	7,740	7,880	7,420	-140	320	4.3%
<b>GOODS PRODUCING</b>	<b>1,430</b>	<b>1,430</b>	<b>1,250</b>	<b>0</b>	<b>180</b>	<b>14.4%</b>
NAT. RESOURCES, MINING, and CONSTRUCTION	1,110	1,120	960	-10	150	15.6%
MANUFACTURING	320	310	290	10	30	10.3%
<b>SERVICES PROVIDING</b>	<b>11,600</b>	<b>11,640</b>	<b>11,430</b>	<b>-40</b>	<b>170</b>	<b>1.5%</b>
WHOLESALE TRADE	370	360	330	10	40	12.1%
RETAIL TRADE	1,970	1,980	1,780	-10	190	10.7%
TRANSPORTATION, WAREHSG, & UTILITIES	200	190	240	10	-40	-16.7%
INFORMATION and FINANCIAL ACTIVITIES	500	490	480	10	20	4.2%
ALL OTHER SERVICES	3,270	3,440	3,340	-170	-70	-2.1%
Professional and BusinessServices	450	480	440	-30	10	2.3%
Health Services and Social Assistance	1,210	1,210	1,230	0	-20	-1.6%
Leisure and Hospitality	1,280	1,420	1,340	-140	-60	-4.5%
GOVERNMENT	5,300	5,190	5,260	110	40	0.8%
Federal Government	500	530	500	-30	0	0.0%
State Government	300	310	300	-10	0	0.0%
Local Government	4,500	4,350	4,460	150	40	0.9%
Workers in Labor/Management Disputes	0	0	0	0	0	xxx
<p>1/ Excludes proprietors, self-employed, members of armed forces, and private household employees. Includes all full- and part-time wage and salary workers receiving pay during the pay period including the 12th of the month. Columns may not add due to rounding. *Prepared by the Labor Market and Economic Analysis branch using a Quarterly Benchmark process. This process uses the most recent quarter from the Unemployment Insurance Tax Reports (currently 2nd quarter 2007) and estimates employment from that point to present.</p> <p>**North American Industry Classification System. ***QCEW = Quarterly Census of Employment and Wages</p>						

1519 Table 1: Total non-farm employment across the county grew 6.4 percent from  
1520 2001 to 2006, by generating 750 new jobs (see Table 2). This was just a speck  
1521 faster than the 6.0-percent job growth pace across Washington State, during this  
1522 five-year period. Four local industries accounted for 680 of these 750 new jobs:  
1523 Health Services and Social Assistance; Natural Resources, Mining, and  
1524 Construction; Retail Trade; and Leisure and Hospitality.

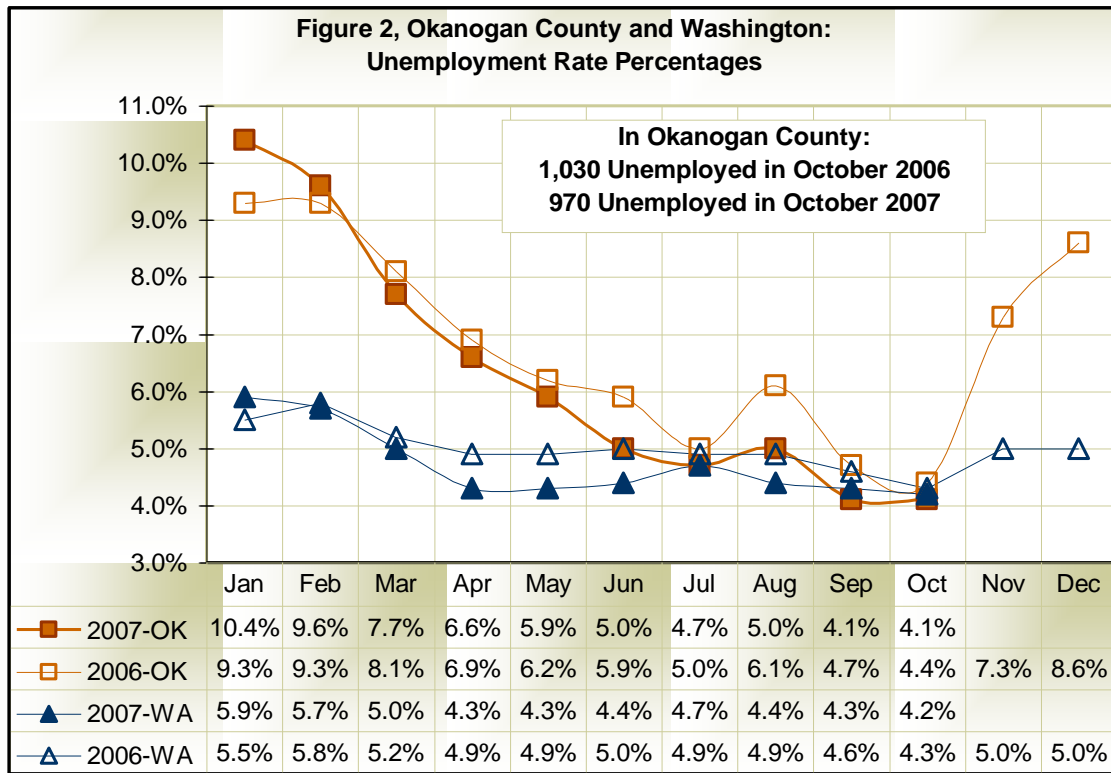
1525

Table 2: Nonfarm Employment Changes in Okanogan County From 2001-2006 (Ranked By Number of Jobs Gained/Lost)				
Industry	An Avg Employment in 2001	An Avg Employment in 2006	Job Change	Percent Change
<b>Total Nonfarm</b>	<b>11,750</b>	<b>12,500</b>	<b>750</b>	<b>6.4%</b>
Health Services and Social Assistance	1,030	1,230	200	19.4%
Natural Resources, Mining, and Construction	660	840	180	27.3%
Retail Trade	1,580	1,760	180	11.4%
Leisure and Hospitality	1,230	1,350	120	9.8%
Information and Financial Activities	410	490	80	19.5%
Professional and Business Services	370	430	60	16.2%
Manufacturing	210	260	50	23.8%
Wholesale Trade	300	330	30	10.0%
Transportation, Warehousing, and Utilities	200	220	20	10.0%
Federal Government	500	480	-20	-4.0%
State Government	350	300	-50	-14.3%
Local Government	4,610	4,490	-120	-2.6%

1526 Table 2: Shows that the Total Non Ag/Farm jobs in a 5 year span from 2001-  
 1527 2006 have seen a total gain of 750 jobs. Compared to a loss in Federal, State  
 1528 and Local government where we seen a loss of a total of 190 jobs.



1529 Figure 1: Although Okanogan County's growth has generally been in the one to  
 1530 two-percent range during the past twelve months, it has consistently lagged the  
 1531 two- to three-percent statewide job growth pace.



1532 Figure 2: The number of unemployed residents in Okanogan County area fell  
 1533 by 60 over the year, from 1,030 in October 2006 to 970 in October 2007 (see  
 1534 Figure 2). Further, the current 4.1 percent reading is the lowest unemployment  
 1535 rate on record for the local labor market for the month of October in recent  
 1536 economic history (i.e., all the way back to 1990). Thus, this October's 4.1  
 1537 percent reading indicates that the local labor force is faring quite well.  
 1538 Okanogan County historically has been an economically distressed area, but  
 1539 due to a recent turn in recreation, tourism, and the construction trades our labor  
 1540 force is thriving.

1541 **EMPLOYMENT TRENDS:**

1542 Historically government has been the largest employer within Okanogan County.  
 1543 This is partially due to the Confederated Tribes of the Colville Reservations  
 1544 designation as a sovereign nation which allows its business enterprises data  
 1545 being counted as government jobs. Over a period of time Okanogan County has  
 1546 had to adapt to the changes within the agricultural and timber industries as they

1547 have evolved. Recently the University of Washington conducted an Economic  
1548 Study of North Central Washington and Okanogan County. The report identified  
1549 as a key to rural development: the economic future and wellbeing of most rural  
1550 people now depends on the availability and quality of jobs in the rural services  
1551 and manufacturing sectors and the entrepreneurial opportunities in those sectors.

1552 Health services and social assistance has been the lead industry in creating jobs  
1553 over the last five years. This trend has not shown any signs of decreasing at this  
1554 time as we are still seeing many retirees relocate to Okanogan County as well as  
1555 a large amount of baby boomers who will be retiring in the very near future who  
1556 will need these services.

1557 Natural resources, Mining and Construction are the second leading industry in  
1558 our area. The Colville Tribal Enterprise Corporation owns two lumber mills in  
1559 Okanogan County, Colville Indian Precision Pine and Colville Indian Plywood and  
1560 Veneer. These two businesses employ roughly 400 residents combined. Two  
1561 other long term lumber companies, Zoesel Lumber and Oroville Reman and  
1562 Reload, both in the North County area are eager to expand their operations due  
1563 to the passing of the Heavy Freight Corridor bill which allows for heavy freight to  
1564 cross at the Canadian Border in Oroville to travel to the Railhead 6 miles south.  
1565 The passing of this bill also supports the viability of the Cascade and Columbia  
1566 River Railroad which is a very important resource for our County.

1567 With Kinross Gold Corporation entering into an agreement with conservation  
1568 groups the mine will now be able to provide jobs to the area. The agreement will  
1569 ensure that the mine will not be detrimental to the environment and the land will  
1570 be restored when the mining is complete.

1571 Construction has continued to grow as stated above, we are seeing many  
1572 individuals from the I-5 corridor and Western Canada who are purchasing  
1573 property in Okanogan County to build vacation and retirement homes. People  
1574 from high density urban locations view our land in the Okanogan as affordable  
1575 and are eager to purchase property and build here. This has had a beneficial  
1576 impact for our all building trades and local lumber supply companies.

1577 The Value Added Food Processing Industry has continued to expand with Pink  
1578 Creek Pack, Bear Fruits, American Produce, LLC and Kettle Valley/Sunopta  
1579 having a presence in our County. These businesses purchase local fruit from  
1580 generational orchardists in our communities they manufacture their products and



1581 sell it to corporations such as Clif Bars, Gerber, General Foods, etc. This  
1582 industry employs approximately 300 residents and supports the local economy.

1583 Retail Trade, also tied in the five year study as the second leading industry in our  
1584 area. This is due to the expansion of the Wal Mart Supercenter, the opening of  
1585 Home Depot, Game Stop, The Dollar Store, Starbucks, as well as many of our  
1586 local retail businesses diversifying their products to make them unique to the  
1587 counties retail market.

1588 Leisure and Hospitality ranked third in the terms of industry that has added the  
1589 most jobs to Okanogan County from 2001-2007. Tourism is a driving force as  
1590 many individuals travel to our area to experience the natural surroundings,  
1591 fishing, hiking, skiing, as well as the draw of our areas arts, entertainment, and  
1592 cultural events. Okanogan County has been identified as a top tourist hot spot.  
1593 Sun Mountain Lodge and other lodging in the Twisp and Omak areas have  
1594 brought in many dollars to our county. Okanogan County Tourism Council is the  
1595 lead agency and has made it a priority to draw as many people to the  
1596 communities within our county by partnering with the Cities, and chambers to  
1597 coordinate advertising and market events.

1598 Technology related industries including internet service providers, computer  
1599 sales and repair, and businesses whose primary functions are performed over  
1600 the internet have grown significantly in the last eight years. Okanogan County is  
1601 the site of the largest earth satellite farm in the United States and this site  
1602 provides the Boeing Sea-Launch for satellites transmitting everything from air  
1603 traffic control to news and television transmission on a global basis. Wireless  
1604 infrastructure allows “off the grid” internet development and technology  
1605 businesses to flourish while enjoying a rural setting. The PUD invested in fiber  
1606 optic capacity the entire length of Hwy 97 in order to meet the demand which  
1607 existed and encourage continued development of this “light footprint” enterprise  
1608 which has traditionally provided better than median wage incomes. A further  
1609 example of this is the development of technology businesses in the county such  
1610 as Home Movie.com and North Cascades Internet which led the infrastructure  
1611 investment in the county with wireless connections based initially in radio towers.

## 1612 **WORK FORCE DEVELOPMENT**

1613 Okanogan County continues to have a strong demand for skilled employees in  
1614 some manufacturing industries and in the health care field. Employers also  
1615 continue to seek employees who will show up every day and they will train them.

1616 There is competition for skilled workers in the construction and manufacturing  
1617 industry, as well as the fact that Kinross will be opening the Chesaw Gold Mine in  
1618 the next few months.

1619 Barriers for under employed job seekers continue to be low education levels,  
1620 criminal history and poor work history. The April unemployment rate for the  
1621 County was 6.9%. Seasonal work has an impact on other employers as well.  
1622 Many employees wait to return to the job they normally have and are satisfied  
1623 with the cycle of employment and unemployment. Their employers also need  
1624 these skilled workers back to make them successful.

1625 Many programs exist to assist clients with any of these barriers. WorkSource  
1626 Okanogan County has workshops and training programs available to assist  
1627 underemployed individuals. Confederated Tribes of the Colville Reservation has  
1628 a strong Employment and Training Unit that seeks employment for Native  
1629 Americans. Wenatchee Valley College Omak has training programs at the  
1630 college and is willing to provide specialized training when it is needed. The  
1631 Community College system also has special grants available to assist new and  
1632 existing businesses. The key is to identify the skills required and find the right  
1633 curriculum. All of these partners work together to serve the employers of the  
1634 county and to assist the job seekers to be good strong employees.

1635 **MEDIAN HOUSEHOLD INCOME**

1636 Okanogan County household median income falls significantly below the state  
1637 average. The median household income measures the point at which half of all  
1638 households has more income and half have less. The U.S. Census Bureau  
1639 tracks income by family, household, and per capita. A household is an occupied  
1640 housing unit. Family income includes only those households that are considered  
1641 families (householder and one or more other persons related to the householder  
1642 by birth, marriage or adoption.) Since not all households contain families, the  
1643 household income is more representative of the actual community income.

1644 According to the Washington State Office of Financial Management, the  
1645 preliminary estimate for the median household income for Okanogan County in  
1646 1999 is 29,726. This is significantly less than the Census report of the state  
1647 median household income in 1999 of \$47,776 but is similar to Douglas County's  
1648 1999 median household income estimate of \$34,146.

**December 2007**

	<b>Census</b>		<b>Estimate</b>					<b>Prelim. Estimate</b>	<b>Projection</b>
	1999	2000	2001	2002	2003	2004	2005	<b>2006*</b>	<b>2007**</b>
Washington	45,776	48,300	49,337	49,958	50,779	53,530	53,697	56,079	58,462
Okanogan	29,726	31,075	32,394	32,971	34,521	35,939	36,536	38,045	39,871

Note: 1999 median income number is derived from the 1990 and 2000 U.S. Census of Population and Housing, respectively. Estimates of median household money income for 1990 through 1998 are based on 1989 and 1999 federal census money income data and 1989 through 1999 Bureau of Economic Analysis (BEA) county level per capita income data.

\*Preliminary estimates for 2006 are based on the payroll data compiled by the state Employment Security Department and the state personal income data published by BEA.

\*\*Projection for the year 2007 is based on the 2007 Q1 and Q2 payroll data and the Forecast Council's November 2007 forecast of the state personal income.

Money income, as defined by the Bureau of the Census, includes wage or salary income, self-employment income, interest, dividend, rental income, social security or other public assistance income, retirement, and disability income; etc. It excludes some of the income components of personal income defined by the BEA. For example, employer-paid pension and medical benefits are included in personal income but not in money income. The median measures the point at which half of all households have more income and half have less.

Source: *Office of Financial Management*

1649 The table below indicates that within the next five years the household income  
 1650 distribution in Okanogan County will change drastically. At this time we see  
 1651 higher distribution within the <10K-\$40-\$50K. If the projections are accurate, we  
 1652 will see a decline in the amount of households whose income falls below 30K,  
 1653 and an increase in the household incomes above \$60K.

Okanogan County					
Household Income Distribution 2007 Actual vs. 2012 projection					
	2007 Total	%	2012 Projection	%	Percent Change
<10K	1925	12.1	1855	11.2	-0.90
\$10-\$20K	2434	15.3	2326	14	-1.30
\$20-\$30K	2480	15.6	2150	13	-2.60
\$30-\$40K	1979	12.4	2073	12.5	0.10
\$40-\$50K	1792	11.3	1807	10.9	-0.40
\$50-\$60K	1444	9.1	1483	8.9	-0.20
\$60-\$75K	1296	8.1	1618	9.8	1.70
\$75-\$100K	1280	8	1445	8.7	0.70
>\$100K	1272	8	1833	11	3.00

Source: Applied Geographic Solutions, Thousand Oaks, CA

1654 **MORE TO COME IN THIS AREA**

1655 **Strengths**

1656 Natural Resources, recreation and tourism, Diversity/Culture, Infrastructure  
 1657 supporting and Access to Technology (residential/commercial), suitability of  
 1658 siting as a redundant or back up location for businesses based in communities  
 1659 where disasters such as earthquake or other events would interrupt operations,  
 1660 Colville Tribe, BC Border, Diversified Economic Strategic Plan, Partnerships with  
 1661 Schools/Colleges to develop targeted workforce, railroad, Highway 97 corridor.

1662 **Weaknesses of Local Economy**

1663 Decline in global market of timber/wood products, agriculture industry,  
 1664 infrastructure needs to recruit outside enterprises, regional HS dropout rates,  
 1665 distance to air transportation, increase in gas prices may negatively impact  
 1666 tourism/recreation, leisure & hospitality etc.

1667 **Land Use, Transportation, Utilities, Work Force, Housing, and**  
1668 **Natural/Cultural Resources**

1669 Identify policies and programs, and projects to foster economic growth and  
1670 development to foster economic growth and development to address future  
1671 needs.

1672 **GOALS AND POLICIES**

1673 The following identified goals and policies are in line with the shared vision for  
1674 sustaining and improving our quality of life in Okanogan County. Okanogan  
1675 County has historically supported many of the goals and policies found below.  
1676 Utilizing best practices and goals from other rural communities and economic  
1677 development professionals, the following goals policies and objectives have been  
1678 developed. Included are recommended action steps to pursue each of these  
1679 economic development goals:

1680 **Goal ED-1: Encourage diverse employment opportunities that satisfy the**  
1681 **socioeconomic needs of Okanogan County residents.**

1682 **Policies**

1683 ED-1.1: Facilitate the creation and retention of family wage jobs that meet the  
1684 needs and demands of Okanogan County residents.

1685 Actions: The County may consider implementing the following actions under this  
1686 policy:

- 1687 1.1 Streamline zoning, subdivision and other planning and permitting  
1688 regulations.
- 1689 2.2 Maintain an operational computerized database (in GIS format) of  
1690 industrial properties for planning purposes.
- 1691 3.3 Expedite planning and permitting actions to take advantage of  
1692 appropriate industrial development opportunities.
- 1693 4.4 Seek high level of cooperation with other local governments, the  
1694 Confederated Tribes of the Colville Reservation, and federal and state  
1695 agencies in areas that affect issues of mutual concern and that could  
1696 impact continued countywide economic development.
- 1697 5.5 Support local and regional economic development agencies,  
1698 including those of the Confederated Tribes of the Colville Reservation and  
1699 industry groups in market research efforts.
- 1700 7.7 Seek ways to enhance utility and transportation infrastructure  
1701 needed by industry within county.
- 1702 7.8 Seek ways to promote flexibility and deregulation of markets for  
1703 products sold by or used by industries in county.

1704 ED-1.2: Encourage business investment as a means to provide job opportunities

1705 for Okanogan County residents.

1706 Actions: The County may consider implementing the following actions under this  
1707 policy:

1708 1.1 Make necessary public infrastructure investments in transportation,  
1709 water & sewer, telecommunications, and other utilities to leverage private  
1710 investments that ultimately create jobs.

1711 2.2 Provide adequate, serviced and environmentally acceptable sites  
1712 that would meet the full range of industrial and business needs and  
1713 opportunities.

1714 3.3 Identify and organize financial capital resources to assist in  
1715 attracting new businesses.

1716 4.4 Encourage the development of a Port District to provide immediate  
1717 facilities for expanding and relocating businesses.

1718 ED-1.3: Encourage diverse job options and entrepreneurial opportunities for  
1719 persons interested in full-time or part-time employment or desiring to own their  
1720 own businesses.

1721 Actions: The County may consider implementing the following actions under this  
1722 policy:

1723 1.1 Participate in job fairs, information outreach sponsored by local  
1724 development agencies, job training centers, and industry.

1725 2.2 Encourage entrepreneurship by removing barriers to new business  
1726 development and promoting efficiency in government.

1727 3.3 Identify local and non-local financial capital sources to assist new  
1728 business formation.

1729 4.4 Establish a mentoring program for first-time entrepreneurs by  
1730 matching individuals with business ideas with those able and willing to  
1731 help develop their ideas.

1732 5.5 Conduct local area studies of market potential for new retail,  
1733 wholesale, service or industry input-providing businesses to identify  
1734 opportunities for new local establishments.

1735 6.6 Assess the feasibility of providing a small business incubator to  
1736 nurture new local businesses.

1737 7.7 Identify local county businesses that are in need of a succession  
1738 plan and match them with interested entrepreneurs.

1739 ED-1.4: Encourage educational opportunities for residents of all ages to develop  
1740 and upgrade skills required for employment, advancement and  
1741 entrepreneurship.

1742 Actions: The County may consider implementing the following actions under this  
1743 policy:

- 1744 1.1 Support job training programs and skill enrichment programs.
- 1745 1.2 Encourage local school districts to establish entrepreneurial and
- 1746 vocational education programs for students.

1747 ED-1.5: Work cooperatively with the Okanogan County Economic Alliance,  
1748 Wenatchee Valley College at Omak, Confederated Tribes of the Colville  
1749 Reservation Employment and Training, WorkSource Okanogan and  
1750 other local jurisdictions to address employment needs consistent with  
1751 county-wide regional policies.

1752 ED-1.6: Cooperate with education providers and employers in developing  
1753 facilities and programs meeting a continuum of educational needs at the  
1754 K-12, college, and continuing education levels.

1755 **Goal ED-2: Encourage economic growth through planning and**  
1756 **development of the region’s public services and facilities’ capacity.**

1757 **Policies**

1758 ED-2.1: Public service providers in Okanogan County should provide those  
1759 services and facilities necessary to support a high quality of life and  
1760 attract business investment.

1761 ED-2.2: Review land use and permitting procedures to assure that regulatory  
1762 processes are understandable, predictable, and can be accomplished  
1763 within reasonable time periods in a manner that meets or exceeds state  
1764 statutory requirements.

1765 Actions: The County may consider implementing the following actions under this  
1766 policy:

- 1767 1.1 Undertake comprehensive utility and other public service planning
- 1768 in order to take advantage of development opportunities, while
- 1769 addressing potential capacity shortfalls in given industrially-zoned
- 1770 locations within the county.
- 1771 2.2 Provide planning flexibility that will be responsive to unforeseen or
- 1772 changing economic conditions and community desires.
- 1773 3.3 Encourage long-term programs that effectively build local capacity
- 1774 for sustained economic development.
- 1775 4.4 Support the development of transportation, and public water, sewer
- 1776 and utility systems that enhance economic growth.
- 1777 5.5 Seek ways of cooperating with local governments and federal and
- 1778 state agencies to expedite land use and permitting procedures.
- 1779 6.6 Evaluate issues that impinge upon permitting of natural resources
- 1780 and land uses.



1781 **Goal ED-3: Ensure an adequate supply of commercial and industrial sites**  
1782 **to provide opportunity for new and expanding businesses to locate or**  
1783 **remain in Okanogan County.**

1784 **Policies**

1785 ED-3.1: Encourage a range of commercial retail and service businesses to meet  
1786 local resident needs and serve visitors to Okanogan County.

1787 Actions: The County may consider implementing the following actions under this  
1788 policy:

- 1789 1.1 In cooperation with local jurisdictions, identify an inventory of  
1790 suitable commercial sites adequate to meet anticipated demand during  
1791 the planning period.  
1792 2.2 Coordinate with local commercial and service businesses to identify  
1793 what the county can do to meet the needs of the residents and visitors.

1794 ED-3.2: Plan for a diversity of ready-to-build sites with sufficient support  
1795 infrastructure and services needed to meet the demand for industrial  
1796 land for the duration of the planning period.

1797 Actions: The County may consider implementing the following actions under this  
1798 policy:

- 1799 1. 1. Undertake periodic studies of industrial growth in order to set  
1800 planning targets for industrial sites and adjust long-term forecasts  
1801 accordingly.  
1802 2. 2. Undertake evaluations of industrial siting in regard to land use  
1803 requirements and infrastructure needs.  
1804 3. 3. Encourage the re-use and redevelopment of existing industrial

1805 sites that are no longer viable for their original or previous use.

1806 ED-3.4: Facilitate the retention and expansion of existing local businesses and  
1807 start-up of new businesses particularly those that provide family wage  
1808 job opportunities and operate in compliance with applicable regulatory  
1809 requirements.

1810 Actions: The County may consider implementing the following actions under this  
1811 policy:

- 1812 1. 1 Undertake prospective (and periodic) analyses of market  
1813 conditions and land use needs of existing key industries.  
1814 2. 2. Establish policies and programs in cooperation with local  
1815 governments and state agencies to ensure business retention within the



1816 county.  
1817 3.3 Continue to support the Washington State Small Business  
1818 Resource Center and the Economic Alliance in their goal of working with  
1819 the business community to expand and retain existing businesses,  
1820 recruit start up businesses and in the planning of continue certain  
1821 businesses with assistance in succession planning.

1822 ED-3.6: Jurisdictions in Okanogan County shall regularly update inventories of  
1823 land utilization, land demand, and suitable available properties for  
1824 residential, industrial, commercial, public facility, and agricultural uses.

1825 **Goal ED-4: Preserve the strength of the existing agricultural industry while**  
1826 **diversifying the local economy by strengthening manufacturing and**  
1827 **promoting producer services and other basic industries.**

1828 **Policies**

1829 ED-4.1: Focus business recruitment and development on firms that will diversify  
1830 the local economy and can effectively serve state, national, Pacific Rim  
1831 and other global markets from an Okanogan County location.

1832 Actions: The County may consider implementing the following actions under this  
1833 policy:

- 1834 1. 1. Develop target industry profiles and analysis screens.  
1835 2. 2. Conduct detailed analyses of prospective needs of candidate  
1836 industries.  
1837 3. 3. Conduct formal pro forma, market and regulatory analyses, and  
1838 siting studies as needed.

1839 ED-4.2: Encourage high value-added resource based products and businesses.

1840 ED-4.3 Encourage the establishment of industrial parks and other light  
1841 manufacturing facilities and provide zoning of facilities engaged in  
1842 producer services, including computer, health services, and  
1843 telecommunications.

1844 **Goal ED-5: Maximize the positive economic impact of tourism and**  
1845 **recreational development.**

1846 **Policies**

1847 ED-5.1: Promote visitor opportunities that are compatible with or complement the  
1848 character and existing uses of natural resource lands and critical areas  
1849 or the rural lifestyles of Okanogan County.

1850 Actions: The County may consider implementing the following actions under this

1851 policy:

- 1852 1. 1. Encourage lodging, retail and transportation services to  
1853 accommodate enhanced visitor opportunities.  
1854 2. 2. Support efforts to develop, refurbish and maintain scenic open  
1855 space, cultural and heritage resources that are attractive to both local  
1856 residents and visitors.

1857 ED-5.2: Support local jurisdiction efforts to improve and market visitor services.

1858 1.1 Work with Okanogan County Tourism Council to coordinate  
1859 marketing Okanogan country and distribution on materials to local  
1860 chambers, visitor information centers, and online tourism resources.

1861 ED-5.3: Visitor facilities should be sited at locations that can be served with  
1862 necessary public infrastructure and that are compatible with neighboring  
1863 uses.

1864 ED-5.4: Provide for siting and development of Master Planned Resorts.

1865 **Goal ED-6: Improve Okanogan County's economy by supporting efforts to**  
1866 **improve human and social services.**

1867 **Policies**

1868 ED-6.1: Encourage development of human and social service facilities that  
1869 create job opportunities, meet community needs, and maintain  
1870 Okanogan County's quality of life.

1871 Actions: The County may consider implementing the following actions under this  
1872 policy:

- 1873 1. 1. Cooperate with other private, public and tribal agencies to promote  
1874 the establishment of adequate housing and health care to low- and  
1875 moderate-income workers and their families.  
1876 2. 2. Promote alternative financing and development initiatives for  
1877 permanent housing for low- and moderate-income workers and their  
1878 families.

1879 ED-6.2: Support development and maintenance of human and social service  
1880 facilities including, but not limited to, health care, education,  
1881 transportation and other services for persons with special needs.

1882 **Goal ED-7: Promote economic growth that conserves natural resources**  
1883 **and open spaces, maintains environmental quality and rural character, and**  
1884 **enhances the overall quality of life.**

1885 **Policies**

1886 ED-7.1: Encourage commercial and industrial developments that incorporate  
1887 innovative and/or experimental applications and demonstrate an ability  
1888 to conserve natural resources and/or protect or enhance environmental  
1889 quality.

1890 Actions: The County may consider implementing the following actions under this  
1891 policy:

- 1892 1. 1. Establish incentive programs oriented to developments using best-  
1893 practice technologies (e.g., use of renewable natural resources,  
1894 recycling).  
1895 2. 2. Establish program that rewards developers through expedited  
1896 processes and site capacity incentives for siting or relocating facilities to  
1897 areas that are compatible with surrounding land uses or critical natural  
1898 resource areas.

1899 ED-7.2: Long-term commercially significant natural resource lands or lands in  
1900 urban settlements shall be protected from encroachment from conflicting  
1901 uses.

1902 **Goal ED-8: Coordinate economic development efforts so that a clear and**  
1903 **consistent economic policy is followed.Policies**

1904 ED-8.1: Work cooperatively with the Economic Alliance of Okanogan County,  
1905 Wenatchee Valley Community College at Omak, North Central  
1906 Washington Economic Development District, and other local jurisdictions  
1907 to address economic development issues and make policies that are  
1908 consistent with this Plan.

1909 Actions: The County may consider implementing the following actions under this  
1910 policy:

- 1911 1. 1. Build support for this economic development element by presenting  
1912 its recommended policies and actions from the County's public and  
1913 private partners.  
1914 2. 2 Assign the Economic Alliance of Okanogan County and Okanogan  
1915 County planning with joint responsibility for the implementation of this  
1916 element.

1917 **ANNUAL ANALYSIS AND REVIEW**

1918 Working in cooperation with the Economic Alliance, Okanogan County  
1919 Department of Community Development will prepare an annual report for  
1920 submittal to the Board of County Commissioners. The report will contain an  
1921 analysis of economic activity in Okanogan County and any proposed revisions to  
1922 the economic development element of the Comprehensive Plan.

1923 **RECREATION PLAN**

1924 The Recreation Plan adopted by Okanogan County on April 20, 2004, along with  
1925 all attachments, is adopted by reference into this Comprehensive Plan.

1926 The Okanogan County Department of Community Development will prepare an  
1927 annual report for submittal to the Board of County Commissioners. The report  
1928 will contain an analysis of recreational activity and infrastructure in Okanogan  
1929 County and any proposed revisions to the Recreation Plan. Okanogan County  
1930 intends to do a complete review of the Recreation Plan in 2009-2010 if resources  
1931 are available to do so.

1932  
1933

## **Chapter Twelve - HAZARDS VULNERABILITY ASSESSMENT AND MITIGATION**

### **1934 HAZARD MITIGATION PLAN**

1935 The Hazard Mitigation Plan adopted by Okanogan County on January 13, 2009,  
1936 including all attachments, is adopted by reference in this Comprehensive Plan.

1937 The Fire Protection plan will be applied county wide using an educational and  
1938 incentive based approach to minimize the danger of wild land fire.

### **1939 General Planning Objectives**

#### **1940 GPO – 12.1**

1941 Road requirements for development will assure escape routes for residents and  
1942 safe access for emergency equipment in the event of wild land fire.

1943 The flood management program for Okanogan County will be merged into the  
1944 critical areas ordinance.

1945

## **Chapter Thirteen - ENVIRONMENTAL PROTECTION**

1946

### **SHORELINE MASTER PROGRAM**

1947

Okanogan County adopted a Shorelines Master Program as required in RCW

1948

90.58 on **xxxxx**. The Shorelines Master Program is currently under review. The

1949

public review of the Shorelines Master Program began with the review of this

1950

Comprehensive Plan. The review of the Shorelines Master Program will continue

1951

on an independent schedule with the exception of a final consistency review and

1952

review for impact to the buildable lands analysis.

1953

The Shorelines Master Program will be adopted by ordinance by the Okanogan

1954

County Board of County Commissioners. The Shorelines Master Program will be

1955

adopted by reference into this Comprehensive Plan.

1956

### **General Planning Objectives**

1957

#### **GPO – 13.1**

1958

To facilitate the creation of local processes, the Shorelines Master Program will

1959

be implemented under the minimum jurisdiction required by statute. The Critical

1960

Areas Ordinance will provide necessary regulation in those areas outside of the

1961

jurisdiction of the Shoreline Master Program.

1962

### **CRITICAL AREAS ORDINANCE**

1963

Okanogan County adopted a Critical Areas Ordinance as required in RCW on

1964

**xxxxx**. The public review of the Critical Areas Ordinance began with the review

1965

of this Comprehensive Plan. The review of the Critical Areas Ordinance will

1966

continue on an independent schedule with the exception of a final consistency

1967

review and review for impact to the buildable lands analysis.

1968

The Critical Areas Ordinance provides regulation relating to sensitive areas such

1969

as wetlands, critical habitat, and geologic hazards and will contain the flood

1970

management program for Okanogan County.

1971

The Critical Areas Ordinance will be adopted by ordinance by the Okanogan

1972

County Board of County Commissioners. The Critical Areas Ordinance will be

1973

adopted by reference into this Comprehensive Plan.

1974 **Chapter 14 – COORDINATION**

1975 **FEDERAL AGENCIES**

1976 Local government has the responsibility to protect the local tax base, value of  
1977 private property, economic stability, and, in general the well being of the local  
1978 community. These critical functions are closely entangled with federal and state  
1979 management decisions.

1980 Congress has long recognized the importance of local governance to the  
1981 effective management of the nation’s resources. It has provided for the  
1982 involvement of local authority in every federal land use statute passed over the  
1983 past 35 years. In many of these statutes, Congress has mandated that the  
1984 federal land use agencies “coordinate” their policies and management activities  
1985 with local government.

1986 Coordination means the federal agencies shall give prior notice to the local  
1987 government of agency plans and management activities and, among other  
1988 criteria, requires that the agencies make their policies and management activities  
1989 consistent with local plans. Congress has directed the federal agencies to  
1990 coordinate with local government because they recognize that local authority  
1991 must be consulted and involved in the decision making process above and  
1992 before the public input process.

1993 **Authority:**

- 1994 • United States Code (USC)
- 1995 • 43 U.S.C. 1712 Federal Land Policy and Management Act (FLPMA)
- 1996 (BLM)
- 1997 • 43 C.F.R. 1601 Planning
- 1998 • 16 U.S.C. 1604 National Forest Management Act (NFMA)
- 1999 • 16 U.S.C. 1533 Endangered Species Act (ESA)
- 2000 • 16 U.S.C. 1271 Wild and Scenic River Act
- 2001 • 42 U.S.C. 7401 Clean Air Act
- 2002 • 33 U.S.C. 1251 Clean Water Act
- 2003 • 16 U.S.C. 2003 Soil and Water Resources Conservation Act
- 2004 • 42 U.S.C. 4331 National Environmental Policy Act

2005 **STATE AGENCIES**

2006 The State Environmental Policy Act RCW 43.21C sets forth a consistent process  
2007 for review of probable, significant, and adverse impacts brought about by land  
2008 use decisions, both project specific and on a program level. The actions of State  
2009 Agencies, with few specifically enumerated exemptions, are subject to review

2010 under SEPA. The actions of the Legislature are categorically exempt from SEPA  
2011 review.

2012 It is clear the intent of the Legislature was for State Agencies to coordinate  
2013 closely with local government to ensure Agency decisions are consistent with  
2014 local plans. As local government is charged with the responsibility for delivery of  
2015 a wide array of critical services it is critical that State Agencies interact with  
2016 counties in an effective and open manner. Okanogan County has adopted OCC  
2017 Section 18, Coordination, to identify clear protocols to inform Federal and State  
2018 Agencies in their efforts to meet coordination and consistency requirements.

2019 **Citations**

- 2020 • RCW 36.70A.103
- 2021 • RCW 36.70A.210
- 2022 • RCW 36.70A.370
- 2023 • WAC 365-195-765
- 2024



2025

## APPENDIX A

### 2026 ALTERNATIVE ENERGY RESOURCE OVERLAY ZONE

#### 2027 Sections

2028 [xx.xx](#) Legislative findings, purpose and intent.

2029 [xx.xx](#) Definitions.

2030 [xx.xx](#) Development uses, requirements, and restrictions.

2031 [xx.xx](#) Pre-identified areas for siting.

2032 [xx.xx](#) Approvals required for wind farm resource overlay zone.

#### 2033 [xx.xx](#) Legislative findings, purpose and intent.

2034 The purpose and intent of this chapter is to establish a process for recognition  
2035 and designation of properties located in areas of Okanogan County suitable for  
2036 the location of wind farms, to protect the health, welfare, safety, and quality of life  
2037 of the general public, and to ensure compatible land uses in the vicinity of the  
2038 areas affected by alternative energy facilities.

#### 2039 [xx.xx](#) Definitions.

2040 The following definitions shall be used in conjunction with the administration of  
2041 this chapter:

- 2042 1. "Wind farm" means a single wind turbine exceeding 120 feet in height  
2043 above grade or more than one wind turbine of any size proposed and/or  
2044 constructed by the same person or group of persons on the same or  
2045 adjoining parcels.
- 2046 2. "Wind turbine" means any machine used to produce electricity by  
2047 converting the kinetic energy of wind to electrical energy. Wind turbines  
2048 consist of the turbine apparatus and any other buildings, support  
2049 structures or other related improvements necessary for the
- 2050 3. "Solar farm" or "solar farms" means a facility or area of land principally  
2051 used to convert solar radiation to electricity. The term does not include  
2052 devices or combination of devices which rely upon direct sunlight as an  
2053 energy source for a minor alternative energy system
- 2054 4. "Major thermal power plant facility" or "major thermal power plant facilities"  
2055 means an electrical generating facility that utilizes nuclear or fossil fuels  
2056 with output exceeding 10 mva.

#### 2057 [xx.xx](#) Development uses, requirements, and restrictions.

2058 Development uses, requirements, and restrictions. All listed permitted uses in the  
2059 underlying zoning district of this overlay zone are permitted. All listed conditional  
2060 uses in the underlying zoning district of this overlay zone are subject to  
2061 conditional use permit process and review. Wind farms and solar farms are a

2062 permitted use in a alternative energy resource overlay zoning district, subject to  
2063 the additional approval requirements and restrictions set forth in [OCC 14](#).

2064 **[xx.xx](#) Pre-identified areas for siting.**

2065 For proposed alternative energy farms located in identified areas in Okanogan  
2066 County meeting specific siting standards as identified in this code, a process  
2067 separate from the requirement for alternative energy resource overlay zone as  
2068 identified in Okanogan County Code 17.33 can be undertaken.

2069 The purpose of this code is to identify areas where environmental review and  
2070 public process has already occurred, expediting the siting of proposed alternative  
2071 energy farm facilities. The intent of this code is to streamline the development  
2072 process for such applications, separate from the process already allowed in OCC  
2073 17.37. It is recognized that lands contained within this area may be under federal,  
2074 state and local ownership and may be subject to additional requirements per  
2075 jurisdiction.

2076 The following siting standards are established for these areas: a minimum 1/2  
2077 mile setback from existing structures at the time of application shall apply. If not  
2078 attainable, additional analysis shall be included to support the application.  
2079 Further, analysis shall also include, but is not limited to, the following as part of  
2080 the application: wildlife impact analysis, noise impact analysis, visual impact  
2081 analysis, and traffic impact analysis.

2082 An alternative energy farm may be authorized by the county in these pre-  
2083 identified areas only through approval of a site plan and development agreement  
2084 by the board of county commissioners. The development agreement shall be  
2085 consistent as authorized in Okanogan County Code [xx.xx](#), Development  
2086 Agreements.

2087 **[xx.xx](#) Approvals required for alternative energy resource overlay zone.**

- 2088 1. Except as noted in [xx.xx](#), an alternative energy farm may be authorized by  
2089 the county only through approval of a wind farm resource development  
2090 permit in conjunction with approval by the board of county commissioners  
2091 of a development agreement as authorized by Chapter [xx.xx OCC](#),  
2092 Development Agreements, and RCW 36.70B.170 through 36.70B.210.  
2093 Consistent with [OCC xx.xx](#) and RCW 36.70B.170, the development  
2094 agreement approved by the board of county commissioners must set forth  
2095 the development standards applicable to the development of a specific  
2096 alternative energy farm, which may include, but are not limited to:  
2097 a. Densities, number, size, setbacks, and location of turbines, panels,  
2098 etc;

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- b. Mitigation measures and such other development conditions as deemed appropriate by the board of county commissioners to be necessary including measures to protect the best interests of the surrounding property or neighborhood or the county as a whole; and
  - c. Other development standards including those identified in [OCC xx.xx](#) and RCW 36.70B.170(3).
2. Required Applications/Approvals. In addition to approval of an alternative energy resource development permit and a development agreement as set forth in subsection A of this section, an alternative energy farm shall require the following approvals from the county:
- a. A site-specific amendment of the comprehensive plan land use designation map to alternative energy resource overlay A site-specific rezone of the county zoning map to wind farm resource overlay zoning district pursuant to Chapter [xx.xx OCC](#), Amendments.
3. The approvals by the board of county commissioners set forth in subsections A of this section shall only be made if it determined that:
- a. The proposal is essential or desirable to the public convenience;
  - b. The proposal is not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood; and
  - c. The proposed use at the proposed location(s) will not be unreasonably detrimental to the economic welfare of the county and it will not create excessive public cost for facilities and service.
4. A comprehensive plan amendment or subarea plan for an alternative energy resource overlay district must be processed by the county concurrent with the rezone application, development permit, and development agreement required for approval of an alternative energy farm.