

HOW TO APPLY FOR A LONG SUBDIVISION

Ok. Co. Subdivision Code 16.16 & 16.20

WHAT TO SUBMIT

Required

- Application Fee
- Confirm Pre-Application Consultation Meeting **further described below
- Land Use Permit Application
- Names of: Landowner, Developer, Agent, Designer, Surveyor, and Engineer
- Project Information/Existing Conditions **further described below
- Preliminary Plat **further described below
 - Six 24" x 36" Hardcopies and One Electronic Copy, or
 - Twenty-four 24" x 36" Hardcopies
- Vicinity Map
- SEPA Checklist
- Title Report
- Covenants, Conditions, and Restrictions

Encouraged

- Mailing Addresses of Landowners within 300 ft. of the Proposal
- Detailed Project Description (narrative)
- Site Photos

~We encourage electronic copies of all application materials~

THINGS TO CONSIDER

- Parcel configurations must meet minimum zoning requirements.
- Development covenants are encouraged and should be submitted with the application.
- SEPA (State Environmental Policy Act) review is required.
- A right-to-farm "certificate of acknowledgment" must be filed with the County Auditor.
- Most shoreline environments (not all) do not allow subdivisions. These environments must remain intact, meaning the environment remains in one lot, or it is created as common area.
- Each lot must have an adequate water supply. Proof of water adequacy must be approved through Okanogan County Public Health.
- Identify irrigation water allocation to each lot, if any.
- Each lot must support a sewage disposal system. Either soil testing is required or proof of connection to a community/municipal system.
- Legal access must be approved by either Okanogan County Public Works or Washington State Department of Transportation. Approval of interior roads must be obtained from Okanogan County Public Works.
- A long term noxious weed control plan must be developed in coordination with Okanogan County Noxious Weed.
- Is the property in Open Space or Current Use tax classification? The landowner may be required to remove the property from that program.
- Electrical and telephone service is not required, although it is encouraged.

PROCESS:

- Pre-Application Conference
- Submit a complete application. Planning staff reviews the application. If complete, the application is vested. If not complete, it is returned.
- A threshold SEPA determination is issued. Comment period begins
- Project & SEPA information is sent to agencies for review. Notice of application and SEPA determination is sent to neighboring properties, and published in the newspaper.
- SEPA comment period ends. Comments received are reviewed. A final SEPA determination is issued. SEPA appeal period begins. Notice is sent to agencies, neighboring landowners, and commenting public.
- A hearing is scheduled with the Okanogan County Regional Planning Commission.
- The SEPA appeal period ends.
- Planning Commission Hearing. The Planning Commission makes a recommendation to the Board of County Commissioners.
- The Board of County Commissioners hold a meeting to review the proposal and consider the Planning Commission's recommendation. Approval, preliminary approval with conditions, or disapproval is issued. If approved, the applicant completes all conditions of approval within 3 years.
- The applicant submits a copy of the final plat along with proof of compliance with all conditions of approval. The planner reviews the final proposal with the conditions of approval. The proposal is determined either complete or incomplete. Incomplete proposals are returned. If complete, the final plat is submitted on mylar including appropriate signatures, stamps, and certifications. Appropriate County personnel sign the final plat. **The applicant may collect these signatures to expedite the process.**
- The final plat is presented to the Board of County Commissioners for final review and approval.
- The final mylar is recorded at the Okanogan County Auditor's Office. The LUPA appeal period begins (21 days from date of notification), according to RCW 36.70C.

PRE-APPLICATION CONSULTATION

OCC 16.16.010, "Preapplication Procedures"

Okanogan County requires that prior to the submission of a subdivision application, the County (along with the applicant and other agencies) conduct a meeting in order to address potential issues that will most likely be generated through the review process.

Submit the following:

Written request for pre-application consultation

Narrative and detailed sketch showing the subdivision, including the proposed layout of streets, general size and orientation of lots, existing conditions, phasing, etc.

PROJECT INFORMATION/EXISTING CONDITIONS

OCC 16.20.010, "Application Content - Requirements"

Some of the following items may be best represented on the preliminary plat map, although that is not required.

OCC 16.20.010 A., "General Information"

1. Proposed name of the subdivision; this name shall not duplicate any name used on a recorded plat or subdivision in Okanogan County, including municipalities of the county;
2. Location of the subdivision by section, township and range;
3. Names and addresses of the owners, subdivider, designer of the subdivision and the licensed surveyor and/or engineer;

4. Scale, north arrow and date; and
5. A full and correct legal description of the entire lot, tract, parcel, site or division constituting the applicant's proposed subdivision.

OCC 16.20.010 B., "Existing Conditions"

1. Boundary lines of the proposed subdivision, approximate distances of acreage enclosed;
2. Elevations shall be shown by contour lines. Contours may be obtained by aerial photography, mapping or site survey work. Contour interval shall be specified following review of the proposed preliminary plat by the administrator. A smaller contour interval may be appropriate in areas intended for development where roadways, building sites, etc., are more closely related to the existing topography, whereas a greater contour interval would be acceptable in areas that are to remain undeveloped or are to be only marginally affected by the development of the subdivision. Contour interval in areas proposed for roads and other public works improvements shall be as required by the county engineer. Contour information should extend off-site approximately 100 feet in order to understand the relationship of adjacent properties;
3. The location, name, designation (public or private) of present improvement and right-of-way width, and type of surfacing of all streets, alleys and rights-of-way on and adjacent to the tract; location of any existing walks, curbs, gutters, culverts, buried conduits and utilities including storm drains. Off-site information may be shown by note rather than by survey;
4. Approximate width, location and purpose of all existing easements and auditor's file numbers, on and adjacent to the tract. Off-site information may be shown by note rather than by survey;
5. The location of natural and physical features including but not limited to wetlands, geologic hazard areas, aquifer recharge areas, frequently flooded areas (100-year flood plain); areas having archaeological significance, the name and direction of flow of all watercourses, and approximate boundary of designated/classified natural resource lands (e.g., forest, agricultural, or mining lands), if readily apparent or ascertainable;
6. Existing uses of the property, including the location and use of all existing structures and those structures which will remain on the property after platting.

PRELIMINARY PLAT MAP STANDARDS:

Some of the following items may be best demonstrated by submitting additional documentation rather than including the information on the preliminary plat map, although that is not required. (reference items 5, 6, 7)

OCC 16.20.010 C., "Proposed Subdivision Plat"

1. The location, name, designation of (public or private) right-of-way or easement width, approximate radii of curves and centerline profiles of all proposed streets, alleys or roads within or on the boundary of the proposed subdivision;
2. Location, width and purpose of all easements other than roadways;
3. Approximate dimensions of all lots with proposed lot and block numbers. Lot sizes shall be in compliance with the applicable zoning laws should be responsive to individual site constraints, such as topography;
4. The locations, size and proposed use contemplated for public areas within the proposed subdivision. Note that areas designated for public use in the preliminary plat approval, shall be dedicated for such use by easement to Okanogan County and indicated on the final plat before recording;
5. Certification by Okanogan County health district that the proposed subdivision is served by adequate water supply;
6. A brief statement regarding the contemplated sewage disposal, and drainage improvements for the proposed subdivision. In urban areas the board, at its discretion, may require the installation of dry sanitary sewers and/or sewer lines in streets within the subdivision;
7. If the proposed subdivision would affect any irrigation district, an explanation of how it provides for the necessary irrigation provisions as prescribed by [RCW 58.17.310](#);

8. If the subdivider desires to develop the plat in phases, the phases shall be shown on the preliminary plat;
9. Mileage, accurate within 100 feet, to the primary access point of each lot measured from the "zero point" (see [OCC 16.08.165](#)) of the county road from which access is obtained;
10. All roads within a subdivision shall be named, and the proposed names shall be indicated on the plat.

HELPFUL AGENCY PHONE NUMBERS

Okanogan County Office of Planning & Development _____ (509)422-7160
 Okanogan County Health District _____ (509)422-7140
 Okanogan County Public Works _____ (509)422-7300
 Okanogan County Assessor's Office _____ (509)422-7190
 Okanogan County Auditor's Office _____ (509)422-7240
 Okanogan County Noxious Weed _____ (509) 422-7165
 Okanogan County PUD _____ (509) 422-3310
 Washington State Department of Transportation _____ (509) 667-3000
 Washington State Department of Ecology _____ (509) 575-2490
 Okanogan County Web Page _____ www.okanogancounty.org



LAND USE APPLICATION FOR CITIES, COUNTIES AND THE COLVILLE CONFEDERATED TRIBES

(The City/County/Tribes may require that additional application forms be completed)



PROJECT TITLE: _____

THIS APPLICATION IS FOR (check one):

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Short Form Development Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Short Subdivision (4 or fewer lots)	<input type="checkbox"/> Subdivision (5 or more lots)
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Petition for Rezone or Code Amendment	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Flood Plain Development Permit	<input type="checkbox"/> Shoreline Development Permit or Exemption	<input type="checkbox"/> Other (specify) _____ _____

Total Fees	Receipt #	Initials
\$ _____	_____	_____

APPLICANT INFORMATION:

SURVEYOR OR AGENT INFORMATION:

Name: _____

Name: _____

E-911 Address: _____

Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone: _____

Phone: _____

NAME AND ADDRESS OF PROPERTY OWNER, IF DIFFERENT FROM APPLICANT ABOVE:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

CHECK ONE: Colville Tribal Member (Enrollment number _____) OR Non Tribal Member

CHECK ONE: Within the boundaries of the Reservation OR Outside the boundaries of the Reservation
TOWNSHIP _____ RANGE _____ SECTION _____

CHECK ONE: Trust land [allotment number(s)] 101-- _____ 101-- _____
 Fee Land {10 digit parcel number(s)} _____

This property is located within the _____ ZONING DISTRICT

↓FOR OFFICIAL USE ONLY↓

After reviewing all relevant information about this land use application, the reviewing agencies hereby agree that
 The Colville Tribes Okanogan County/ Municipality of _____ will be the permitting agency.

Signature _____
Authorized Colville Tribal Representative

Date _____

Signature _____
Authorized County/City Representative

Date _____

PROJECT INFORMATION:

Brief Description of Proposal (kind of use, size, # of units, method of water supply and sewage disposal, etc.):

General Description (miles from nearest town, water body, highway, etc. Vicinity map may be attached):

Current Land Use, Comprehensive Plan, Shoreline, Flood and Zoning

Designations: _____

Name of Irrigation District: _____

Electrical Service Provider: _____

Name of Water System: _____

Name of Local Telephone Company: _____

Point of Legal Access (existing or proposed):

Please attach any other plans, specifications, or information as required by ordinance or guidelines.

Please see specific site plan requirements for Okanogan County applications.

SIGNATURE BLOCK

I am the applicant name on the reverse and hereby state that the foregoing information, and all information attached hereto, is true to the best of my knowledge.

Signature _____ Date _____

General Location Map
[A site plan is also required]

Statement of Adjacent Landowners Submitted

As the project applicant or agent I understand that before the Okanogan County Planning Department can vest or continue to process my application as complete I must submit a complete list of all adjacent landowners within 300 feet of the exterior boundaries of the parcel of property on which the proposed project is to take place. This list shall include the name, mailing address and parcel number of the owner/taxpayer. These project applications shall include Short Subdivisions, Short Subdivision Alterations or Vacations, Open Space Timber, Open Space/Open Space, Re-Zones (PD's & PDR's), Zoning Code Amendments, Binding Site Plans and Substantial Shoreline Development Permits.(see example A on reverse side)

Application for a Conditional Use Permit, Variance, Long Subdivision or a Long Subdivision Alteration has the same requirements as above however the complete list of adjacent landowners shall include landowners within 300 feet of any and all land owned by the project proponent that is adjacent to the project parcel. The complete list of adjacent owners of private and/or public lands will be listed as such owner/taxpayer appear on the records of the Okanogan County Assessor. For adjacent properties outside of Okanogan County, the appropriate County Assessor data shall be used. (see example B on reverse side)

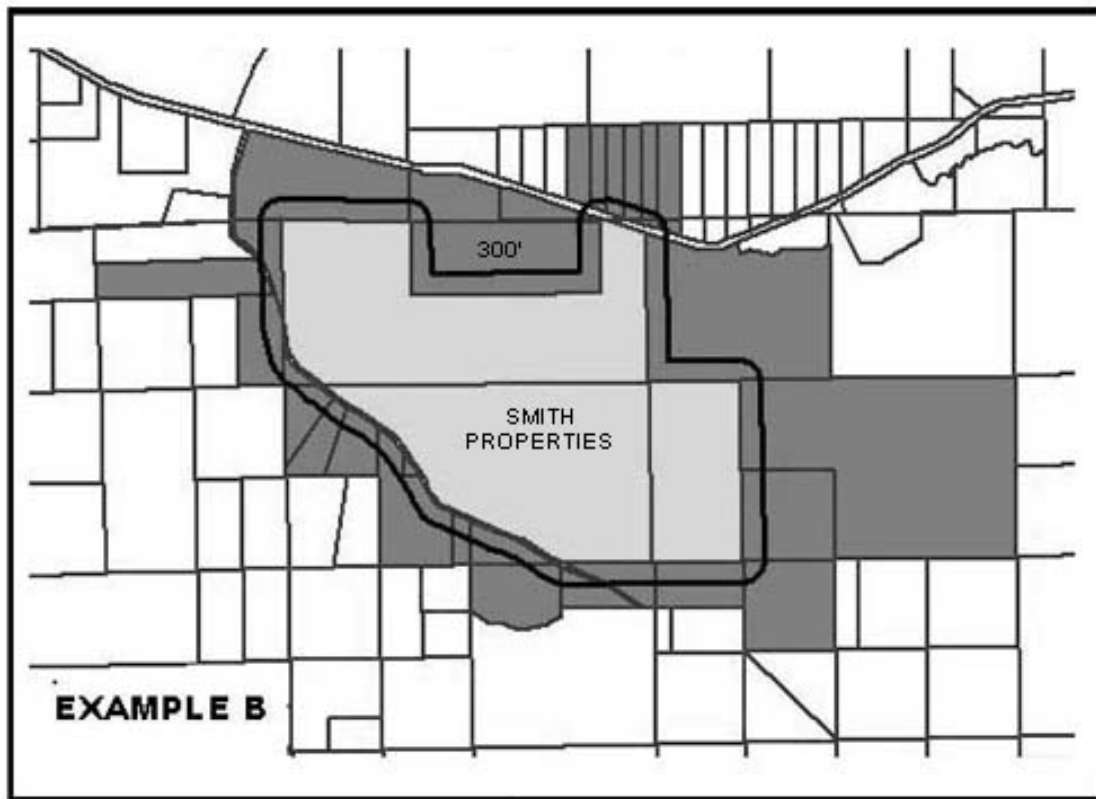
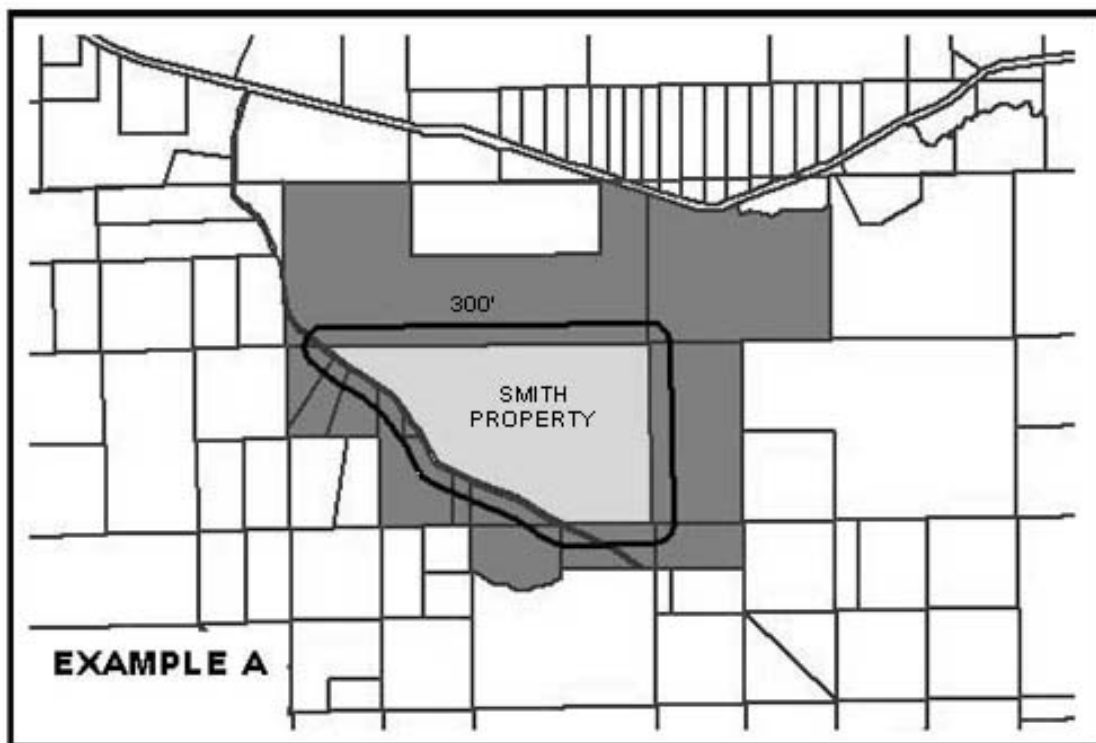
As project applicant or agent I understand that any errors or omissions in the information provided by me may be cause for delays to my project. These delays may include the re-scheduling of my hearing by any Board or Body hearing such application. There may also be additional fees charged to me to cover the cost of re-advertising for notice of a public hearing to all adjacent land owners and publishing of such public hearing in local newspaper(s). Manufacturing and mailing of new posting signs and additional costs to reconvene the appropriate Board hearing the application may also be charged.

By signing below, I acknowledge that I have read and understand the above, and acknowledge the effects of incorrect or incomplete information.

Signature: _____

Landowner taxpayer agent surveyor (circle one)

Date: _____



WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

2. Name of applicant:
3. Address and phone number of applicant and contact person:

4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,
other

b. What is the steepest slope on the site (approximate percent slope)?

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
 - a. **Air**
 - a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

 - b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

 - c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. **Water**

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

2) Could waste materials enter ground or surface waters? If so, generally describe.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. **Plants**

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

_____ shrubs

_____ grass

_____ pasture

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

d. Proposed measures to preserve or enhance wildlife, if any:

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe special emergency services that might be required.

2) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

- b. Would the proposed project displace any existing recreational uses? If so, describe.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

- c. Proposed measures to reduce or control impacts, if any:

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

- c. How many parking spaces would the completed project have? How many would the project eliminate?

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Right-To-Farm Plat Disclaimer

Farm Operations Notification

Okanogan County has determined that the highest and best use for agricultural land as defined below is to develop or preserve said lands for the purposes of agricultural operations and it will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are legal, consistent with accepted customs and standards, and operated in a non-negligent manner.

If property you own or are purchasing or may purchase in the future is located close to agricultural lands or within agricultural lands, you may be subject to inconveniences or discomfort arising from agricultural operations. Such discomfort or inconveniences may include, but are not limited to: noise, odors, dust, chemicals, smoke, insects, operation of machinery during any 24-hour period, disruption of road traffic, and aircraft operation. One or more of the inconveniences described above may occur even in the case of an agricultural operation which is in conformance with existing laws and regulations and locally accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a County with a strong rural character and a healthy agricultural sector.

For purposes of this notification:

- (a) Agricultural Land; means real property located within the boundaries of Okanogan County which falls into one or more of the following categories:
 - (1) Is designated on the Okanogan County Comprehensive Plan as Agricultural Resource Land, Watershed or Open Space and is included in a zoning district that is primarily or substantially devoted to agricultural uses.
 - (2) Is included in an overlay zoning district that is devoted primarily to agriculture;
 - (3) Is designated in the Comprehensive Plan for an urban use but has been zoned for agricultural purposes as an interim zone to maximize the economic use of the land while retaining the land in large parcel sizes pending eventual permanent development for urban use;
 - (4) While not presently zoned or designated in the Comprehensive Plan for primary or substantial agricultural use, the land contains an existing agricultural operation of a type that would be obvious to an uninformed observer after a physical inspection of the property, and that operation began at a time when such use was permissible.

- (b) Agricultural Operation; means all operations necessary to conduct agriculture as defined in Section 5.28 (Farm Operations) of the Okanogan County Code, as such may be amended from time to time and shall include, but not be limited to, preparation, tillage, and maintenance of the soil or other growing medium, the production, irrigation, frost protection, cultivation, growing, raising, breeding, harvesting, or processing of any living organism having value as an agricultural commodity or product, and any commercial practices performed incident to or in conjunction with such operations on the site where the agricultural product is being produced, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

Date Received:

Please Return To:

Acknowledgment of Farm Operations Notification

Okanogan County maintains a Farm Operations Ordinance (Okanogan County Code, Chapter 5.28). Okanogan County has determined that the highest and best use for agricultural land as defined below is to develop or preserve said lands for the purposes of agricultural operations and it will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are legal, consistent with accepted customs and standards, and operated in a non-negligent manner.

If property you own or are purchasing or may purchase in the future is located close to agricultural lands or within agricultural lands, you may be subject to inconveniences or discomfort arising from agricultural operations. Such discomfort or inconveniences may include, but are not limited to: noise, odors, dust, chemicals, smoke, insects, operation of machinery during any 24-hour period, disruption of road traffic, and aircraft operation. One or more of the inconveniences described above may occur even in the case of an agricultural operation which is in conformance with existing laws and regulations and locally accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a County with a strong rural character and a healthy agricultural sector.

For purposes of this notification:

- (a) Agricultural Land; means real property located within the boundaries of Okanogan County which falls into one or more of the following categories:
 - (1) Is designated on the Okanogan County Comprehensive Plan as Agricultural Resource Land, Watershed or Open Space and is included in a zoning district that is primarily or substantially devoted to agricultural uses.
 - (2) Is included in an overlay zoning district that is devoted primarily to agriculture;
 - (3) Is designated in the Comprehensive Plan for an urban use but has been zoned for agricultural purposes as an interim zone to maximize the economic use of the land while retaining the land in large parcel sizes pending eventual permanent development for urban use;
 - (4) While not presently zoned or designated in the Comprehensive Plan for primary or substantial agricultural use, the land contains an existing agricultural operation of a type that would be obvious to an uninformed observer after a physical inspection of the property, and that operation began at a time when such use was permissible.

- (c) Agricultural Operation; means all operations necessary to conduct agriculture as defined in Section 5.28 (Farm Operations) of the Okanogan County Code, as such may be amended from time to time and shall include, but not be limited to, preparation, tillage, and maintenance of the soil or other growing medium, the production, irrigation, frost protection, cultivation, growing, raising, breeding, harvesting, or processing of any living organism having value as an agricultural commodity or product, and any commercial practices performed incident to or in conjunction with such operations

on the site where the agricultural product is being produced, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

All current and future owners of property described within "Attachment A" must sign, and have recorded, preferably at the time of filing individual purchase and sale agreements with the Okanogan County Auditor, an acknowledgement of Okanogan County's Farm Operations Ordinance. Such acknowledgement for recording is made available by Okanogan County's Office of Planning and Development.

No public official, board, commission or agency of Okanogan County shall issue a permit, lease license, certificate or other entitlement for use of this property, which is near to farm operations, until the owners of the property have signed this statement acknowledging that they have been provided a copy of Okanogan County's Farm Operations Ordinance (O.C.C. 5.28).

Acknowledgement:

I do hereby acknowledge that I have received and read a copy of Okanogan County Code 5.28, Farm Operations:

_____/_____
(Landowner) (Date) _____/_____
(Landowner) (Date)

State of Washington)

ss.

County of Okanogan)

On this day appeared before me _____
Signed the above and foregoing in my presence and indicated that he/she/they signed
as his/her/their free act and deed.

Dated this _____ day of _____, 20__

NOTARY PUBLIC in and for the State of Washington,

residing at _____

Signature of Notary

Attachment A

LEGAL DESCRIPTION