

DETERMINATION OF SIGNIFICANCE AND REQUEST FOR COMMENTS ON SCOPE OF  
EIS PER WAC 197-11-980

**Description of proposal:**

Following the Adoption of its Comprehensive Plan, Okanogan County is considering the adoption of an amended zoning ordinance and zone map to implement the Comprehensive Plan and guide review of development proposals in the county.

A copy of the proposed draft ordinance may be found at [www.okanogancounty.org/planning](http://www.okanogancounty.org/planning).

**Proponent:** Okanogan County Planning Department

Okanogan County Planning Commission (once DEIS is issued)

Okanogan County Board of County Commissioners (once FEIS is issued)

**Location of proposal:** Okanogan County, county wide

**Lead agency:** Okanogan County Planning Department, Perry Huston, Responsible Official

**EIS Required:** The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts can be reviewed at our offices.

The Agency has skipped the Checklist process and moved directly to scoping based on comments received during the prior integrated Comprehensive plan/zoning review process suggesting possible areas of environmental impact best addressed during the implementation (zoning/permit approval) phase of the County process

The lead agency has identified the following areas for discussion in the EIS:

1. **Density and uses:** The zoning ordinance under review identifies a variety of densities and uses allowed in the different zones. With respect to the allowed densities and uses, and considering the limited population growth and dispersed nature of development in the county identified in the comprehensive plan
  - A. Whether the County has project review and development controls in place to assure that allowed densities will not cause a reasonable probability or more than a moderate impact to the elements of the natural elements of the environment including earth Air and Water, surface and ground water.
  - B. Whether the County has project review and development controls in place to assure that allowed densities will not cause a reasonable probability or more than a moderate impact to the elements of the built environment including transportation, public facilities and utilities and public safety.



Scoping Notice  
Okanogan County Revised Zone Code of 2015  
Appendix A  
Description of project review process

The following is a general description of the application review process used in Okanogan County. It is not meant to be an exhaustive list of all requirements. You must consult the appropriate Okanogan Code, State statute, and other regulatory and policy documents to determine the specific requirements for project review.

**Land Division**

All land division applications begin with a published notice of application. The notice is sent to the commenting agencies and adjacent landowners. Large lot subdivisions and long plats are subject to review in accordance with OCC 14.04 and RCW 43.21C SEPA.

Interested parties and agencies are encouraged to submit comments regarding the applications. Comments are reviewed and inform the preliminary and/or final approval or denial as appropriate. All final decisions regarding land division applications are published and the notice is sent to commenting agencies, adjacent land owners, and where SEPA review is conducted commenters.

All land division applications (except exempt segregations) are reviewed specifically by public works and the Okanogan County Health District for issues related to access and road impacts, water availability, and on-site septic systems where appropriate. Public Works and Public Health have signature lines on the final drawings (mylar).

All land division applications are reviewed against the Okanogan County Shorelines Master Program, Critical Areas Ordinance, County Road Standards, County Zone Code, and County Comprehensive Plan. Included within these documents are habitat designations, wildfire protection policies, and other policies that inform the final decision on land division applications.

**Conditional Use Permits**

All Conditional Use Permit applications begin with a published notice of application. The notice is sent to the commenting agencies and adjacent landowners. All CUP's are subject to review in accordance with OCC 14.04 and RCW 43.21C SEPA. All CUP's require a public hearing.

Interested parties and agencies are encouraged to submit comments regarding the applications. Comments are reviewed and inform the final approval or denial as appropriate. All final decisions regarding CUP's are published and the notice is sent to commenting agencies, adjacent land owners, and SEPA commenters.

**Building permits**

All building permit applications trigger a site analysis. All site analysis applications are reviewed against the Okanogan County Shorelines Master Program, Critical Areas Ordinance, County Road Standards, County Zone Code, and County Comprehensive Plan. Included within these documents are habitat designations, wildfire protection policies, and other policies that inform

the final decision on the site analysis application. A building permit may not be issued with approval of the site analysis application.

**Minor Land Use Applications**

All minor land use applications are reviewed against the Okanogan County Shorelines Master Program, Critical Areas Ordinance, County Road Standards, County Zone Code, and County Comprehensive Plan. Included within these documents are habitat designations, wildfire protection policies, and other policies that inform the final decision.

Final decisions on all minor land use applications are published and sent to adjacent property owners.