

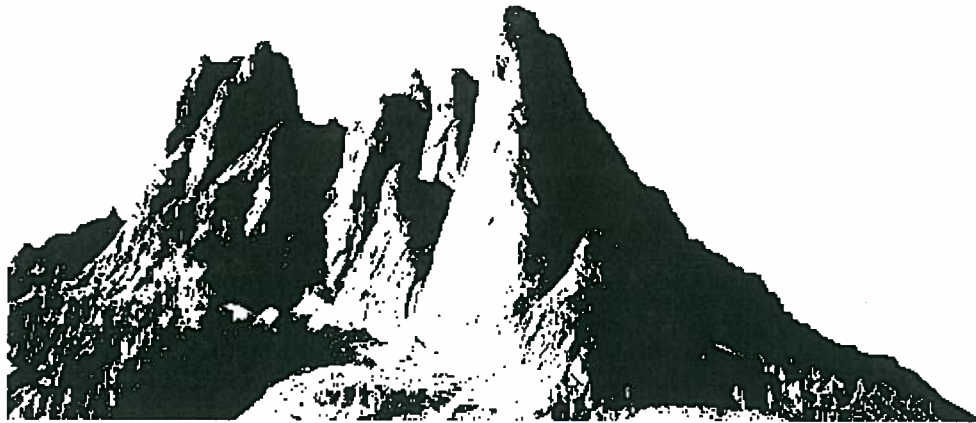
# **STAFF REPORT**

## **TITLE**

**SUBDIVISION WATER CERTIFICATION**

## **PROJECT TYPE**

**CODE AMENDMENT 2010-2**



## **SUBMITTED TO**

**BOARD OF OKANOGAN COUNTY  
COMMISSIONERS**

## **FROM**

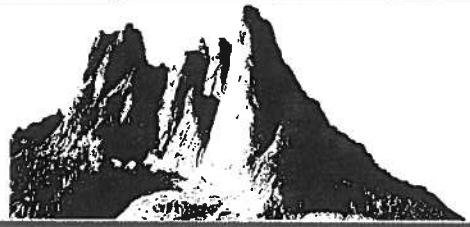
**REGIONAL PLANNING COMMISSION**

## **HEARING DATE**

**AUGUST 30, 2010**

**11:00 A.M.**

Okanogan County  
Office of  
Planning and Development



**Staff Report For:**

**Hearing Date:** August 30, 2010

Subdivision Water Certification  
Code Amendment 2010-2

**Date Prepared:** August 5, 2010  
**To:** Board of Okanogan County Commissioners  
**From:** Okanogan County Regional Planning Commission  
**By:** Ben Rough, Senior Planner

## PROJECT SUMMARY

Okanogan County proposes amendments to OCC Title 16 “Subdivisions”. This amendment will effect the time in which an applicant must determine that the project has a legal and adequate water supply. This code amendment modifies process requirements for subdivisions (long plats), it does not change other application types administered by Okanogan County’s subdivision ordinance such as short plats, large lot segregations, boundary line adjustments, etc.

Currently, new applications for subdivisions must be accompanied by a certification of water adequacy from Okanogan County Public Health. The proposal changes the time in which this determination must be obtained. Certification of water adequacy from Okanogan County Public Health will be required at the time of final plat review instead of being required up-front with the application. The application will disclose the applicants proposed method of water supply.

### Rationale

During the subdivision process developers are required to construct various types of infrastructure (roads, water systems, etc.) and to meet other development standards (survey, plat standards, payment of property taxes, etc.). All of these requirements must be complete prior to final approval.

There are two primary steps in the application review process: 1) preliminary review and 2) final review. The preliminary review process determines exactly what the requirements are in order to receive final approval. The final review process determines that all conditions of approval, which were established during the preliminary review process, have been met.

The appropriate time to obtain certification of water adequacy is prior to final review, not at time of application. Many times the application and review process dictates the number of lots, placement of lots, need for specific types of infrastructure, and so forth. Developers typically do not physically develop property until after they receive preliminary approval. Preliminary approval establishes a guarantee for the proponent meaning that if they invest effort and resources then the County will approve it. Post preliminary approval is the appropriate time for a typical proponent to drill wells, perfect water rights, construct water systems, and most importantly obtain certification of water adequacy from Okanogan County Public Health.

**RCW 58.17 (Plats – Subdivisions – Dedications)**

Subdivisions must provide an adequate water supply to each lot as identified by Washington State’s subdivision law (RCW 58.17). This law does not identify the time when the proponent must verify an adequate water supply. If Okanogan County does not require this a time of application then the requirement must be enforced prior to final approval. This amendment is consistent with RCW 58.17.

**Code Amendment Summary**

The following language would be modified within OCC Title 16 “Subdivisions”:

**OCC 16.20.010 “Application Content – Requirements”**

**Current:**

16.20.010 (c) (5): Certification by Okanogan County health district that the proposed subdivision is served by adequate water supply;

**Proposed:**

16.20.010 (c) (5): Thorough description of how each lot will be served by an adequate domestic water supply, including irrigation water allocation, if any;

**16.24.010 “Final Plats – Requirements for Submittal”**

**Current:**

16.24.010 (q): Acknowledgment from the Okanogan health district as to the adequacy of the proposed means of sewage disposal and water supply;

**Proposed:**

16.24.010 (q) (1): Acknowledgment from the Okanogan health district as to the adequacy of the proposed means of sewage disposal, and  
16.24.010 (q) (2): Certification by Okanogan County health district that all lots within the proposed subdivision are served by an adequate water supply;

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**REGULATORY ANALYSIS**

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**Plats – Subdivisions – Dedications (RCW 58.17)**

RCW 58.17 is Washington State’s subdivision ordinance. Okanogan County’s subdivision ordinance shall be consistent with all requirement of RCW 58.17.

**RCW 58.17.110 “Approval or disapproval of subdivision and dedication – Factors to be considered – Conditions for approval – Finding – Release from damages”**

**RCW 58.17.110 (2):** “A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school...”

**Analysis:** RWC 58.17 requires that appropriate provisions shall be made for potable water supplies. State law does not identify at what time adequate water supply must be verified. The proposed code amendment alters the time at which the proponent must verify legal water supply. This is not a new requirement, only the time in which it is implemented is new.

## **Okanogan County Comprehensive Plan**

The proposed code amendment affects all of Okanogan County, therefore all land and property designated by the Comprehensive Plan. The intent of the current proposal is consistent with the Okanogan County Comprehensive Plan, the Addendum to Okanogan County's Comprehensive Plan, the Upper Methow Valley Comprehensive Plan, and current comprehensive plan update process.

**June 16, 1965:** "*Okanogan County Comprehensive Plan*"

**April 5, 1976:** "*Methow Valley Addendum to the Okanogan County Comprehensive Plan*"

**March 6, 2000:** "*Upper Methow Valley Comprehensive Plan*"

The Okanogan County Comprehensive plan does not identify the appropriate time in which development proposals, including applications for subdivisions, must comply with required development standards. Okanogan County's land use codes (zoning, subdivision, critical areas, etc.) must be consistent with the Comprehensive Plan. The proposal is consistent with Okanogan County's Comprehensive Plans and the current update to the Okanogan County Comprehensive Plan.

## **PROCESS BACKGROUND**

### **Notifications**

#### ***Newspapers***

**May 13, 2010:** Notice of the proposal and threshold SEPA determination was published in the Oroville Gazette Tribune, Okanogan County's legal periodical of Record.

**June 3, 2010:** Notice of the proposal, public hearing, and final SEPA determination was published in the Oroville Gazette Tribune, Okanogan County's legal periodical of Record.

#### ***Agency Notification***

**April 29, 2010:** Notice of the proposal and threshold SEPA determination was forwarded to appropriate agencies for their respective review and comment.

**May 12, 2010:** Notice of the proposal, threshold SEPA determination, and extended SEPA comment period was forwarded to appropriate agencies for their respective review and comment.

**June 2, 2010:** Notice of the proposal, public hearing, and final SEPA determination was forwarded to appropriate agencies for their respective review and comment.

#### ***Public Comments***

Specific members of the public were not notified during the first notification (proposal and threshold SEPA determination). At that time, public notice was served by publication in the County's legal periodical. As members of the public submitted comments their names were added to a list.

**June 2, 2010:** Specific members of the public were notified during the second notification (proposal, public hearing, final SEPA determination).

#### ***Comments/Notification List(s)***

Comments received to date were considered in analysis of the proposal and identified in this staff report. Comments will be accepted until testimony ends through the legislative public hearing process. A list of notified agencies and public, and comments received, are attached to this report.

## **State Environment Policy Act (SEPA)**

The environmental review and determination process is authorized and outlined in WAC 197-11, RCW 43.21C (SEPA), and Okanogan County Code, Title 14.04 Environmental Policy. This process is intended

to ensure that the potential for probable, significant, and adverse environmental impacts are considered (in addition to technical and economic considerations) by state and local government officials when making decisions.

**Determination: DNS (Determination of Non-significance)**

**April 28, 2010:** Okanogan County's SEPA responsible official issued a threshold DNS for this code amendment. In error, the DNS was not published in the Oroville Gazette Tribune, Okanogan County's legal periodical of record.

**May 13, 2010:** Date of publication; notice of the threshold SEPA determination and extended SEPA comment period published in the Oroville Gazette Tribune, Okanogan County's legal periodical of record.

**May 28, 2010:** The SEPA comment period ended.

**June 3, 2010:** Date of publication; notice of the final SEPA determination published in the Oroville Gazette Tribune, Okanogan County's legal periodical of record. The SEPA appeal period began.

**June 18, 2010:** The SEPA appeal period ends. No appeals have been received thus far.

**Public Hearings**

**Planning Commission:** The Okanogan County Regional Planning Commission conducted a public hearing on June 28, 2010. At this time the public was given the opportunity to offer testimony into the record.

**County Commissioners:** Following the Public Hearing before the Okanogan County Regional Planning Commission, the Board of Okanogan County Commissioners will conduct their own open record public hearing for this project. This staff report will be offered to the Board during that hearing. This staff report is analysis of process and procedures and regulatory analysis conducted by the Planning Department and Okanogan County Regional Planning Commission for this project.

## **RECOMMENDATION – OKANOGAN COUNTY REGIONAL PLANNING COMMISSION**

The Okanogan County Regional Planning Commission recommends that the Board of Okanogan County Commissioners approve this amendment to Okanogan County Code subject to findings of fact and conclusions of law.

## **OPTIONS – BOARD OF OKANOGAN COUNTY COMMISSIONERS**

The Board of Okanogan County Commissioners has the following options in considering this proposal:

### **Option #1 – Approval**

Approve this code amendment subject to findings of fact and conclusions of law. Adopt an ordinance.

### **Option #2 – Denial**

Deny this code amendment subject to findings of fact and conclusions of law.

## **SUGGESTED MOTION**

The following motions could be used by the Board of Okanogan County Commissioners. The Board could revise a motion to include revisions to the code amendment.

### **Approval**

“I, \_\_\_\_\_, move to approve Code Amendment 2010-2 amending Okanogan County Code title 16 “Subdivisions” subject to findings of fact and conclusions of law and direct staff to prepare enabling documents for adoption.

### **Denial**

“I, \_\_\_\_\_, move to deny code amendment 2010-2 amending Okanogan County Code title 16 “Subdivisions”, subject to the attached findings of fact and conclusions of law.”

## ATTACHMENTS

Attachment A:	Draft Ordinance: OCC Title 16 “Subdivisions”
Attachment B:	Public Comments & Notification List
Attachment C:	Agency Comments & Notification Lists
Attachment D:	Public & Agency Notifications
Attachment E:	SEPA Determinations (threshold & final)
Attachment F:	SEPA Checklist
Attachment G:	Findings of Fact
Attachment H:	Conclusions of Law
Attachment I:	Draft Adoption Ordinance

**Attachment A**  
**Draft Ordinance: OCC Title 16 "Subdivisions"**

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**A - Draft Ordinance**

## Subdivision Water Certification Code Amendment 2010-2

### 16.20.010 Application content - Requirements

Any person desiring to subdivide land shall prepare a preliminary plat application for the proposed subdivision which shall be at a scale of at least one inch equals 200 feet, unless the administrator requests or authorizes a different scale, and which shall include the following information:

C. Proposed subdivision plat:

5. Thorough description of how each lot will be served by an adequate domestic water supply, including irrigation water allocation, if any;

**Deleted:** Certification by Okanogan County health district that the proposed subdivision is served by adequate water supply;

### 16.24.010 "Final Plats – Requirements for Submittal"

The final plat shall conform substantially to all terms of the preliminary plat, shall incorporate any conditions by the board of county commissioners, and shall include the following information, either on the face of the plat if practicable or, if not, on a separate attached sheet. Any required signatures shall be in permanent black ink on the original document to be filed. Specific language for certifications is available from the Okanogan County office of planning and development.

- Q.
1. Acknowledgment from the Okanogan health district as to the adequacy of the proposed means of sewage disposal, and
  2. Certification by Okanogan County health district that all lots within the proposed subdivision are served by an adequate water supply;

**Deleted:** Acknowledgment from the Okanogan health district as to the adequacy of the proposed means of sewage disposal and water supply;

**Attachment B**  
**Public Comments & Notification List**

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**B - Public Comments**

## Ben Rough

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**From:** Perry Huston  
**Sent:** Sunday, May 16, 2010 11:00 AM  
**To:** Ben Rough; Sharon McKenzie  
**Subject:** FW: Comment on Code Amm.2010-2

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**From:** Ed and Vicky Welch [mailto:sunnypine@centurytel.net]  
**Sent:** Friday, May 14, 2010 10:28 PM  
**To:** Perry Huston  
**Subject:** Comment on Code Amm.2010-2

The Methow Valley Citizens Council would like to suggest a change in the wording to the proposed Subdivision Water Certification Code Amendment 2010-2. We think that **section 16.24 should require CERTIFICATION BY ( rather than acknowledgment of )** the County Health District of water adequacy as a requirement for final plat approval. We suggest this change in the interest of greater clarity for landowners who choose to subdivide as well as greater liability protection for the county.

Thank you for this opportunity to comment.

Methow Valley Citizens Council, Box 774, Twisp, Wa 98856

Vicky Welch, President

## Ben Rough

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**From:** Dianne Thurlow [thurlowranch@yahoo.com]  
**Sent:** Thursday, May 27, 2010 6:55 PM  
**To:** Ben Rough  
**Subject:** Fw: water and right-to-farm ordinance amendments

----- Forwarded Message -----

**From:** Dianne Thurlow <thurlowranch@yahoo.com>  
**To:** thurlowsean@yahoo.com  
**Cc:** Bernard Thurlow <thurlowranch@yahoo.com>  
**Sent:** Thu, May 27, 2010 6:31:41 PM  
**Subject:** water and right-to-farm ordinance amendments

Dear Mr. Rough,

We support these amendments to the above 2 ordinances.

The right-to-farm ordinance is very important to family farms. Family farms have much to offer. They produce healthy, home-grown foods. They often have history and stories that everyone can learn from and enjoy. Many families have worked very hard keeping their farms productive. Many other people have worked very hard on these farms to produce foods and crops. The local heritage is fascinating. The work so many people did is a lesson for all. We are fortunate to have wonderful sources of local meats, fruits, vegetables, forage, and other crops.

We would like to see added to the right-to-farm ordinance a Range Land Disclosure. The purpose of the range land disclosure is to make the real estate buyer aware of the possibility of roaming livestock on a property near open range..

If the property is adjacent to open range, the seller must disclose, in writing, information regarding grazing on the open range. (Open range is all unenclosed land outside of cities or towns.)

The disclosure must be provided to the buyer before the sales agreement is signed.

The disclosure also identifies fencing requirements and warning about harming livestock.

The law requires that the seller retain a copy of the disclosure that has been signed by the purchaser acknowledging receipt of the original document..

Finally, some language should be included to make it unlawful for any group or individual to target and harass family farm owners in an attempt to drive them off their land or out of business.

We appreciate the opportunity to comment.

Bernard and Dianne Thurlow

**Ben Rough**

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**From:** John Sunderland [john@methowconservancy.org]

**Sent:** Thursday, May 20, 2010 2:32 PM

**To:** Ben Rough; Ben Rough

**Subject:** Fw: Plats and Water

Ben-

Jason and I were talking about the proposed change to the subdivision ordinance (re water adequacy) this week, he sent this to me today. Have a look and let me know what you think. I'm maybe thinking harder about whether the change to the ordinance makes sense; Percich's application is a case in point--I don't see any way that he's got the water to do what he wants, yet if he gets preliminary approval and builds the rest of the infrastructure it will be hard to stop the train. Jason said basically when he was in Black Diamond the developers would have all of the infrastructure built, as well as the model home (which they could legally build on the underlying parcel even if the plat approval was denied), and they would always argue against any conditions or restrictions, not to mention disapproval on the basis of their sunk costs.

Food for thought.

John

----- Original Message -----

**From:** Jason Paulsen

**To:** 'John Sunderland'

**Sent:** Thursday, May 20, 2010 2:05 PM

**Subject:** Plats and Water

**John - The below comes from:** <http://www.mrsc.org/Subjects/Planning/subdivisions.aspx>

**I think that the adequate provision language applies at the time of preliminary approval....**

**Preliminary plats.** Preliminary plat review is a quasi-judicial process that involves initial review and hearing by the city or county planning commission or agency, which then makes a recommendation to the city council or board of county commissioners or county council. [RCW 58.17.100](#); see [RCW 42.36.010](#) for a definition of quasi-judicial land use actions. A city or county may establish a hearing examiner system as an alternative to having a planning commission or agency hear and issue recommendations for preliminary plat approval. [RCW 58.17.330](#). Unless the applicant requests otherwise, a preliminary plat must be processed simultaneously with applications for accompanying rezones, variances, planned unit developments, site plan approvals, and similar quasi-judicial or administrative actions to the extent that the procedural requirements for those actions allow for simultaneous processing.

Preliminary plats must be approved, disapproved, or returned to the applicant for modification within 90 days of the filing of the plat application, unless the applicant consents to an extension. [RCW 58.17.140](#).

A city or county **may not approve a preliminary plat unless the city council, board of county commissioners or county council, or hearing examiner, as the case may be, makes written findings** regarding certain matters identified in [RCW 58.17.110](#), including open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, **potable water supplies**, sanitary wastes, parks and recreation, and playgrounds.

**Final plats.** Following preliminary plat approval, the applicant has five years in which to submit the plat for final approval, though a city or county may adopt procedures for extensions of that time period. Final plat approval, which must be made by the legislative body ([RCW 58.17.100](#)), is in the nature of a ministerial, non-discretionary process; that is, if the applicant meets the terms of preliminary approval and the plan conforms with state law and local ordinances, final approval must be granted. [RCW 58.17.170](#). There is

no public hearing for a final plat approval. Among the statutory requirements for final plat approval are: recommendation for approval by the local health department or the agency that would be furnishing sewer and water; approval by the city or county engineer; a complete survey; and certification that all taxes and delinquent assessments for the property have been paid. See RCW 58.17.150; RCW 58.17.160; RCW 58.17.165. Final plats must be approved, disapproved, or returned to the applicant for modification within 30 days of the filing of the short plat application, unless the applicant consents to an extension. RCW 58.17.140.

Lots in a subdivision cannot be sold until final plat approval is obtained and the plat is recorded with the county auditor. RCW 58.17.195. Before filing with the county auditor, approved final plats must be submitted to the county assessor for "the sole purpose of assignment of parcel, tract, block and or lot numbers," if the county assessor has adopted an "assessor's plat" for the county. RCW 58.18.010. Approved final plats are "vested" with respect to the conditions of plat approval and with respect to applicable laws for a period of five years from final plat approval, except when "a change in conditions creates a serious threat to the public health or safety in the subdivision." RCW 58.17.170.

June 21, 2010

Okanogan County Planning Commission  
c/o Planning Department  
123 5<sup>th</sup> Ave. N.  
Okanogan, WA 98840

**Subject: Subdivision water certification, CA 2010-2**

The single requirement in regard to proposed water use to be included in the project application for a subdivision is: **“Thorough description of how each lot will be served by an adequate domestic water supply, including irrigation water allocation, if any”**. This replaces the previous application requirement (OCC 16.20.010 c.5) that requires **“certification by Okanogan County Health District that the proposed subdivision is served by adequate water supply”**.

Considering that the original requirement for subdivisions was never followed and that water adequacy approval by the Health District only occurred near the end of the process, before final project approval, the proposed change is only recognizing that there must be some description of how the subdivision will provide water. However, the new prescription is sadly lacking in detail, emphasis and explanation. “Thorough” is a word that requires amplification, and this is particularly so in the case of water supply for new subdivisions. To date, too many developers have relied on the easy requirements of the Planning Dept. and county code to avoid providing any meaningful and “thorough” information. Under this lenient requirement they will continue to do so. The Planning Dept. so far has required minimal explanation also on the SEPA checklists for these projects. Should the Dept. of Ecology or Okanogan Health District SEPA comments indicate (as frequently happens) that the project’s proposed use of water is illegal and inadequate, these comments are usually ignored, or dismissed with the statement that they are meaningless because “Ecology always says that”. (See transcript of Tonasket Homesteading SEPA appeal, 2-17-09)

The county commissioners use the “water adequacy” requirement from the Health Dept. before final approval to justify no real analysis of whether the water is available or adequate or being obtained by suspect or illegal means. The Health Dept.’s responsibility is only to certify that the wells will provide enough water for the proposed plats, not whether or not the water development is legal or will affect usage of others in the aquifer. By the time the “water adequacy” is certified, the project has been conditionally approved and vested. It is unlikely that any water issues will be raised at this point. The whole process seems designed to get the subdivision vested and the development agreement signed based on a cursory look at water issues, and promises that “water rights will be obtained”.

Since water availability is crucial to any development, I suggest that the county put the cart before the horse and require full disclosure from developers as to where and how they plan to provide water, with full documentation of these facts. This should be done as

part of the application, so that if difficulties are noted the project will not continue till these are resolved. For an example as to how this can be done I have attached excerpts from documents from the San Juan County code which show how detailed and descriptive the water requirements are in a county where water is also scarce. Unlike Okanogan County however, SJ County recognizes that one person's new usage will have potential negative effects on both the groundwater and aquifer that could seriously impair the usage of others in the area

In summary, this proposed change to the application re water supply does not go nearly far enough and should be re-worded to provide much more detail and guidance in regard to what information is required. This could save a lot of wasted time and effort on the part of county planners, state and county agencies and others who have interest and jurisdiction over water issues. It may also avoid appeals from those whose water rights and usage will be threatened by new subdivisions in their area.

Sincerely,

Jessica McNamara  
1177 N. Pine Creek  
Tonasket, WA 98855

Attachments:

**SJCC 18.80.020(5)**

Under the county's Unified Development Code, **a project application for all project permits, including subdivisions, requires: "Evidence of available and adequate water supply as required by SJCC Title 13 and the Comprehensive Plan; see also SJCC 18.60.020"**.

**SJCC 18.60.020 Water supplies.**

A. All development must conform to the standards set by SJCC Title 8, Health and Safety, and must satisfy the policies of Element 4 of the Comprehensive Plan (Water Resources) regarding the availability and adequacy of the water resource, the protection of water quality, and the control or avoidance of pollution, and conservation of water.

B. Each new use of land that requires potable or nonpotable water or any major new use of water unrelated to new land use (the collection of rainwater for nonpotable use is exempt from this requirement) and for which the County has approval authority, shall:

**1. Provide documented evidence of available and adequate water quantity and quality for the intended use. Water supply is available and adequate when:**

a. Data are developed which show that the source meets the source approval requirements of the water wells and water systems code (Chapter 8.06 SJCC);

b. A water facility provider makes a concurrency determination (see SJCC 18.60.200) that it has sufficient capacity to provide the needs of the new use without lowering LOS standards below the minimum adequate level.

A determination by a non-County concurrency facility and service provider that there is adequate capacity available (see SJCC 18.60.200) does not necessarily reserve that capacity or guarantee that water will be delivered. Such reservations and guarantees may require the purchase of a membership or other action as defined by the service provider.

Short and long subdivisions must demonstrate actual connections and guarantees of service before final approval.

2. Meet standards for water system design and employ all County-wide water conservation measures. Applications shall indicate all structural or operational measures included for the conservation of water. (Ord. 12-2001 § 6; Ord. 2-1998 Exh. B § 6.2)

## **2. Excerpt from SJCC 8.06.050 Subdivisions**

**D. Minimum Review Requirements. All new ground water supplies shall be reviewed and include an evaluation of long-term well capacity and impact on the local aquifer. The County hydrogeologist will determine whether all or part of a hydrogeologic site evaluation (subsection (E) of this section) will be required. The County hydrogeologist will review the initial information and other relevant data and either make a decision regarding the proposal or provide detailed additional testing and analysis requirements needed to evaluate the impacts the proposed withdrawal will have on local ground water resources. A hydrogeologic site evaluation will be required for projects that have potential for ground water contamination or impairment. Information required to be submitted for initial review includes:**

1. Well site approval;
2. Water quality tests for complete inorganic chemical analysis;
3. Surveyed wellhead elevation;
4. Location coordinates;
5. Proposed use;
6. Layout of plat;
7. Pump test results.

**E. Hydrogeologic Site Evaluation. If required, a hydrogeologic site evaluation shall be prepared and address resource availability in relationship to the scope of the project. The hydrogeologic site evaluation must address requirements as specified by the County hydrogeologist which may include but are not limited to the following:**

1. Hydrogeologic Setting.
  - a. Description of the geologic setting of the site illustrated with geologic and soil maps.

b. Description of the occurrence and movement of ground water in the area, including a general discussion of the aquifers present in the area.

c. General discussion of ground water availability in the area, including a discussion of historic problems such as well failures or seawater intrusion.

d. A scaled map showing location of wells and springs within 1,000 feet of the site or as required by the County hydrogeologist.

2. Site-Specific Resource Availability.

a. An aquifer test conforming to the guidelines found in WRIS Bulletin No. 30. The test should be analyzed to determine the hydraulic properties of the aquifer (storativity and transmissivity), and, to the degree possible, the spatial variability of these properties.

b. A map(s) showing static water level elevations for the aquifer(s) proposed for use for the project.

c. An evaluation of theoretical changes to water level elevations resulting from the proposed withdrawal, and the method that was used.

d. An evaluation of the potential to induce or exacerbate seawater intrusion in the aquifer.

**F. Project actions that cannot mitigate potential impacts that degrade or impair the ground water source will be denied.** (Ord. 20-2007 § 6; Ord. 10-2001 § 9; Ord. 14-2000 § 4; Ord. 14-1996. Formerly 13.06.150)

Pateros Irrigation District  
Whitestone Reclamation District  
Wolf Creek Reclamation District

**Advisory Committees**

Mazama Advisory Committee  
Lake Osoyoos Association  
Barnholt Loop Advisory Committee

**Miscellaneous Agencies**

W.S.D.O.E. (Yakima & Olympia)  
W.S.D.O.T.  
W.S. Department of Fish & Wildlife  
W.S.D.N.R.  
Natural Resource Conservation Service  
Colville Confederated Tribe (Planning and Archaeology)  
Bureau of Land Management  
U.S. Forest Service

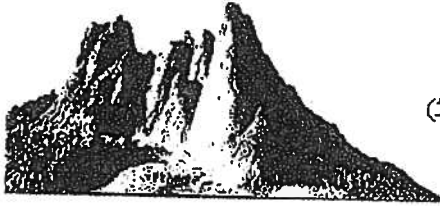
**Public**

John Sunderlund  
Jason Paulson  
Vicky Welch  
Bernard and Dianne Thurlow  
Isabelle Spohn  
Marcy Stamper  
Buck Orndorff  
Jessica McNamara

**Attachment C**  
**Agency Comments & Notification Lists**

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**C - Agency Comments**



OKANOGAN COUNTY  
 OFFICE OF PLANNING AND DEVELOPMENT  
 123 - 5<sup>th</sup> Ave. N. Suite 130 - Okanogan, WA 98840  
 (509) 422-7160 • FAX: (509) 422-7349 • TTY/Voice Use 800-833-6388  
 email: [planning@co.okanogan.wa.us](mailto:planning@co.okanogan.wa.us)

## COMMENT SHEET

Project Name: **Subdivision Water Certification**  
 Application Number: **Code Amendment 2010-2**  
 Out For Comment: **April 29, 2010**  
 Project Comment Due: **Public Hearing**  
 SEPA Comments Due: **May 13, 2010**  
 Project Planner: **Ben Rough**  
 E-Mail: **[brough@co.okanogan.wa.us](mailto:brough@co.okanogan.wa.us)**

- \* The enclosed application and supporting documentation is being sent to your agency for review and comment
- \* Written comments can be returned using one of the following methods to the:

OKANOGAN COUNTY OFFICE OF PLANNING AND DEVELOPMENT:

Via USPS Mail: 123 5th Avenue N, Suite 130, Okanogan, WA 98840

Via Fax: 509.422.7349

Via Email: to the Planners email address

- \* Comments are due by the date specified above
- \* All comments received during the comment period will be forwarded to the project applicant
- \* All comments received during the comment period are appreciated and will be considered in the review of the application
- \* If this proposal is deemed significant and/or controversial by your agency, please contact the Project Planner listed above
- \* Any questions you may have about the project should be referred to the Project Planner as soon as possible

### Comments:

Allowing this would have no significant impact to Okanogan County Fire District  
6 resources.

(If needed, use reverse side of this sheet for additional comments)

(Signature)

(Title)

*[Handwritten Signature]*

*Division Chief*

*05/12/2010*

## Code Amendment 2010-2

### *Notification List*

#### **Notification of Public Hearing & Threshold SEPA Determination**

Date Sent: 4-29-10

Sent By: B.R.

#### **Commenting Agencies**

##### **Newspaper**

Oroville Gazette Tribune

##### **County Agencies**

Okanogan County Public Works  
Okanogan County Assessors Office  
Okanogan County Health District  
Okanogan County Noxious Weed  
Okanogan County Sheriff  
Okanogan County Building Dept.  
Okanogan County Pest Control  
Ok. Co. PUD  
Ok. Co. Electric Co-op

##### **Cities**

Oroville  
Tonasket  
Riverside  
Conconully  
Omak  
Okanogan  
Brewster  
Pateros  
Twisp  
Winthrop  
Nespelum  
Coulee Dam  
Elmer City

##### **Fire Districts**

1-4, 6-16

##### **Irrigation Districts**

Aeneas Lake Irrigation District  
Aston Irrigation Association  
Brewster Flat Irrigation District  
Duck Lake Water Users Association  
Helensdale Reclamation District  
Methow Valley Irrigation District

Methow-Okanogan Irrigation District  
Okanogan Irrigation District  
Oroville-Tonasket Irrigation District  
Pateros Irrigation District  
Whitestone Reclamation District  
Wolf Creek Reclamation District

**Advisory Committees**

Mazama Advisory Committee  
Lake Osoyoos Association  
Barnholt Loop Advisory Committee

**Miscellaneous Agencies**

W.S.D.O.E. (Yakima & Olympia)  
W.S.D.O.T.  
W.S. Department of Fish & Wildlife  
W.S.D.N.R.  
Natural Resource Conservation Service  
Colville Confederated Tribe (Planning and Archaeology)  
Bureau of Land Management  
U.S. Forest Service

## Ben Rough

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**From:** Frank Sautell  
**Sent:** Thursday, June 03, 2010 7:59 AM  
**To:** Ben Rough  
**Subject:** FW: CA 2010-1 "Right to Farm"/CA 2010-2 "Subdivision Water Certification"  
**FYI**

---

**From:** Verlene Hughes  
**Sent:** Thursday, June 03, 2010 7:36 AM  
**To:** Frank Sautell  
**Subject:** RE: CA 2010-1 "Right to Farm"/CA 2010-2 "Subdivision Water Certification"

Frank,

PW has no Comments on Code Amendment 2010-2.

Verlene

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**From:** Frank Sautell  
**Sent:** Wednesday, June 02, 2010 3:36 PM  
**To:** Bob Breshears; Bob Parten; Verlene Hughes; Shelley Tugaw; Don Motes  
**Subject:** FW: CA 2010-1 "Right to Farm"/CA 2010-2 "Subdivision Water Certification"

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**From:** Ben Rough  
**Sent:** Wednesday, June 02, 2010 2:50 PM  
**To:** Frank Sautell; Dave Hilton; Janet Nelson; Scott Furman; Dan Higbee; Frank Rogers; 'derekm@okpud.org'; 'Chris Branch'; 'tonasket@nvinet.com'; 'Christian Johnson (Oro)'; 'Chris Johnson'; 'jdsmithpwd@verizon.net'; 'townplanner@townoftwisp.com'; 'Craig Raymond'; 'rocklynn@townofwinthrop.com'; 'jimgregg@methownet.com'; 'Peggy Plummer (SEPAUNIT@ecy.wa.gov)'; 'northeast.region@dnr.wa.gov'; 'pete.palmer@colvilletribes.com'; 'crosepacoordinator@ecy.wa.gov'; 'itencri@dfw.wa.gov'; 'Isabelle Spohn'; 'camille.pleasants@colvilletribes.com'; 'randy.kelley@wa.usda.gov'; 'McGlothorn, Cynthia'; 'William\_Schurger@or.blm.gov'; 'pchristy@fs.fed.us'; 'avanderwoude@fs.fed.us'; 'wyssj@gebbbersfarms.com'; 'Marcy Stamper'; 'thurlowsean@yahoo.com'; 'thurlowranch@yahoo.com'; 'michael833@centurytel.net'; 'jessica mcnamara'; 'sustainableok@gmail.com'; 'Jason Paulsen'; 'John Sunderland'; 'sunnypine@centurytel.net'  
**Subject:** CA 2010-1 "Right to Farm"/CA 2010-2 "Subdivision Water Certification"

To Whom It May Concern:

I have attached the notice of public hearing and final SEPA determination for two proposed amendments to Okanogan County Code. The projects are titled "Code Amendment 2010-1, Right to Farm" and "Code Amendment 2010-2, Subdivision Water Certification". The attachments for both projects include:

- 1) Notice of public hearing and final SEPA determination
- 2) Final SEPA Determination
- 3) SEPA Checklist

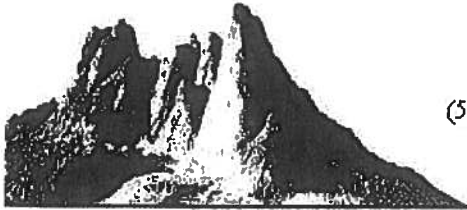
Please let me know if you have any questions.

Thank you,

**Attachment D**  
**Public & Agency Notifications**

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**D - Notifications**



## COMMENT SHEET

**Project Name:** Subdivision Water Certification  
**Application Number:** Code Amendment 2010-2  
**Out For Comment:** April 29, 2010  
**Project Comment Due:** Public Hearing  
**SEPA Comments Due:** May 13, 2010  
**Project Planner:** Ben Rough  
**E-Mail:** [brough@co.okanogan.wa.us](mailto:brough@co.okanogan.wa.us)

- \* The enclosed application and supporting documentation is being sent to your agency for review and comment
- \* Written comments can be returned using one of the following methods to the:

OKANOGAN COUNTY OFFICE OF PLANNING AND DEVELOPMENT:  
 Via USPS Mail: 123 5th Avenue N, Suite 130, Okanogan, WA 98840  
 Via Fax: 509.422.7349  
 Via Email: to the Planners email address

- \* Comments are due by the date specified above
- \* All comments received during the comment period will be forwarded to the project applicant
- \* All comments received during the comment period are appreciated and will be considered in the review of the application
- \* If this proposal is deemed significant and/or controversial by your agency, please contact the Project Planner listed above
- \* Any questions you may have about the project should be referred to the Project Planner as soon as possible

**Comments:**

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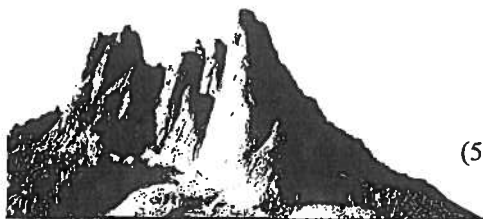
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(If needed, use reverse side of this sheet for additional comments)

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Title)

\_\_\_\_\_  
 (Date)



OKANOGAN COUNTY  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING · GIS · WATER RESOURCES  
123 - 5<sup>th</sup> Ave. N. Suite 130 - Okanogan, WA 98840  
(509) 422-7160 • FAX: (509) 422-7349 • TTY/Voice Use 800-833-6388  
email: [planning@co.okanogan.wa.us](mailto:planning@co.okanogan.wa.us)

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## **PUBLIC HEARING AND THRESHOLD SEPA DETERMINATION**

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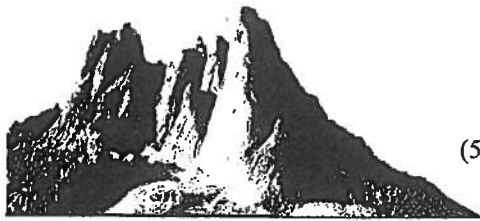
# **Subdivision Water Certification**

*Code Amendment 2010-2*

Okanogan County is amending its Subdivision Code, modifying application requirements. Currently, OCC 16.20.010 c5 requires subdivision applications include a certificate of water adequacy from the local Public Health District. The amendment requires applications include a thorough description of proposed water supply methods, while proof of an adequate water supply must be submitted prior to final approval. This amendment complies with RCW 58.17 “Plats-Subdivisions-Dedications”. This ordinance is administered within unincorporated areas of Okanogan County.

Project comments must be submitted in writing or attend the public hearing. Project comments and SEPA comments will be reviewed separately. SEPA Comments must be submitted in writing, no later than 5:00 p.m., May 13, 2010. According to Washington State Environmental Policy Act regulations, Okanogan County Planning and Development issued an environmental determination of non-significance (DNS) for this proposal. Failure to comment by this date denies a party standing to appeal the final determination.

The Okanogan County Regional Planning Commission scheduled a public hearing on June 28, 2010 at 7:00 p.m., in the Commissioners Hearing Room at the Virginia Grainger Administration Building, 123 5th Ave. North, Okanogan, WA 98840. Information is available to the public. Direct questions and comments to Okanogan County Planning and Development, Ben Rough, 123 5th Ave. N, Suite 130, Okanogan, WA 98840, (509) 422-7160.



OKANOGAN COUNTY  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING · GIS · WATER RESOURCES  
123 - 5<sup>th</sup> Ave. N. Suite 130 - Okanogan, WA 98840  
(509) 422-7160 • FAX: (509) 422-7349 • TTY/Voice Use 800-833-6388  
email: [planning@co.okanogan.wa.us](mailto:planning@co.okanogan.wa.us)

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**PUBLIC HEARING – THRESHOLD SEPA DETERMINATION – EXTENDED COMMENT PERIOD**

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## **Subdivision Water Certification**

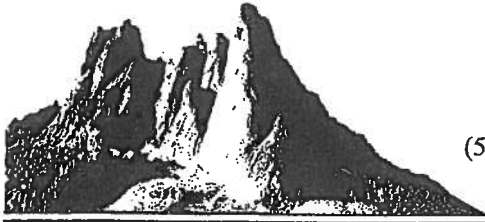
*Code Amendment 2010-2*

Note: Due to publication error, Okanogan County's SEPA Responsible Official has extended the SEPA comment period to May 28, 2010.

Okanogan County is amending its Subdivision Code, modifying application requirements. Currently, OCC 16.20.010 c5 requires subdivision applications include a certificate of water adequacy from the local Public Health District. The amendment requires applications include a thorough description of proposed water supply methods, while proof of an adequate water supply must be submitted prior to final approval. This amendment complies with RCW 58.17 "Plats-Subdivisions-Dedications". This ordinance is administered within unincorporated areas of Okanogan County.

Project comments must be submitted in writing or attend the public hearing. Project comments and SEPA comments will be reviewed separately. SEPA Comments must be submitted in writing, no later than 5:00 p.m., May 28, 2010. According to Washington State Environmental Policy Act regulations, Okanogan County Planning and Development issued an environmental determination of non-significance (DNS) for this proposal. Failure to comment by this date denies a party standing to appeal the final determination.

The Okanogan County Regional Planning Commission scheduled a public hearing on June 28, 2010 at 7:00 p.m., in the Commissioners Hearing Room at the Virginia Grainger Administration Building, 123 5th Ave. North, Okanogan, WA 98840. Information is available to the public. Direct questions and comments to Okanogan County Planning and Development, Ben Rough, 123 5th Ave. N, Suite 130, Okanogan, WA 98840, (509) 422-7160.



OKANOGAN COUNTY  
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## **PUBLIC HEARING – FINAL SEPA DETERMINATION**

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# **Subdivision Water Certification**

*Code Amendment 2010-2*

Okanogan County is amending OCC Title 16 “Subdivisions”. Currently, subdivision applications include a certificate of water adequacy. The amendment requires applications include a description of water supply methods, while a certificate of water adequacy is submitted prior to final approval. This ordinance is administered within unincorporated areas of Okanogan County. This amendment complies with RCW 58.17.

Project comments must be submitted in writing or attend the public hearing. The Okanogan County Regional Planning Commission scheduled a public hearing on June 28, 2010 at 7:00 p.m., in the Commissioners Hearing Room at the Virginia Grainger Administration Building, 123 5th Ave. North, Okanogan, WA 98840. The SEPA Responsible Official issued a final determination of non-significance (DNS). The final determination may be appealed by those with standing. SEPA appeals must be filed in writing and must be received, or postmarked, no later than 5:00 pm, June 18, 2010. Submit appeals to the Clerk of the Board of Okanogan County Commissioners at 123 5th Ave. North, Suite 110, Okanogan, WA 98840.

Information is available to the public. Direct questions and comments to Okanogan County Planning and Development, Ben Rough, 123 5th Ave. N, Suite 130, Okanogan, WA 98840, (509) 422-7160.

## **Code Amendment 2010-2**

### **Public Hearing/Threshold SEPA Determination/Extended Comment Period**

Note: Due to publication error, Okanogan County's SEPA Responsible Official has extended the SEPA comment period to May 28, 2010.

Okanogan County is amending OCC Title 16 "Subdivisions". Currently, subdivision applications include a certificate of water adequacy. The amendment requires applications include a description of water supply methods, while a certificate of water adequacy is submitted prior to final approval. This ordinance is administered within unincorporated areas of Okanogan County. This amendment complies with RCW 58.17.

Project comments must be submitted in writing or attend the public hearing. Project comments and SEPA comments will be reviewed separately. SEPA Comments must be submitted in writing, no later than 5:00 p.m., May 28, 2010. In accordance with RCW 43.21C, WAC 197-11, and OCC 14.04, Okanogan County Planning and Development issued a SEPA environmental determination of non-significance (DNS) for this proposal. Failure to comment by this date denies a party standing to appeal the final determination.

The Okanogan County Regional Planning Commission scheduled a public hearing on June 28, 2010 at 7:00 p.m., in the Commissioners Hearing Room at the Virginia Grainger Administration Building, 123 5th Ave. North, Okanogan, WA 98840. Information is available to the public. Direct questions and comments to Okanogan County Planning and Development, Ben Rough, 123 5th Ave. N, Suite 130, Okanogan, WA 98840, (509) 422-7160.

Please publish the above notice in the LEGAL SECTION of your May 13, 2010 paper.

Furnish an affidavit of publication to Okanogan County Office of Planning & Development. Send the bill to:

Director  
Okanogan County Office of Planning & Development  
123 5<sup>th</sup> Avenue North, Suite 130  
Okanogan, WA 98840

**Code Amendment 2010-2  
Public Hearing & Final SEPA Determination**

Okanogan County is amending OCC Title 16 "Subdivisions". Currently, subdivision applications include a certificate of water adequacy. The amendment requires applications include a description of water supply methods, while a certificate of water adequacy is submitted prior to final approval. This ordinance is administered within unincorporated areas of Okanogan County. This amendment complies with RCW 58.17.

Project comments must be submitted in writing or attend the public hearing. The Okanogan County Regional Planning Commission scheduled a public hearing on June 28, 2010 at 7:00 p.m., in the Commissioners Hearing Room at the Virginia Grainger Administration Building, 123 5th Ave. North, Okanogan, WA 98840. The SEPA Responsible Official issued a final determination of non-significance (DNS). The final determination may be appealed by those with standing. SEPA appeals must be filed in writing and must be received, or postmarked, no later than 5:00 pm, June 18, 2010. Submit appeals to the Clerk of the Board of Okanogan County Commissioners at 123 5th Ave. North, Suite 110, Okanogan, WA 98840.

Information is available to the public. Direct questions and comments to Okanogan County Planning and Development, Ben Rough, 123 5th Ave. N, Suite 130, Okanogan, WA 98840, (509) 422-7160.

Please publish the above notice in the LEGAL SECTION of your June 3, 2010 paper.

Furnish an affidavit of publication to Okanogan County Office of Planning & Development. Send the bill to:

Director  
Okanogan County Office of Planning & Development  
123 5<sup>th</sup> Avenue North, Suite 130  
Okanogan, WA 98840

**Attachment E**  
**SEPA Determinations (threshold & final)**

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**E - SEPA Determinations**

**State Environmental Policy Act (SEPA) WAC 197-11-340  
Threshold Determination of Non-Significance (DNS)**

**Project Name:** Code Amendment 2010-2 "Subdivision Water Certification"

**Proponents:** Okanogan County Planning and Development  
123 5<sup>th</sup> Avenue North, Suite 130  
Okanogan, WA 98841  
(509) 422-7060

**Project Description:**

Okanogan County is amending its Subdivision Code, modifying application requirements. Currently, OCC 16.20.010 c5 requires subdivision applications include a certificate of water adequacy from the local Public Health District. The amendment requires applications include a thorough description of proposed water supply methods, while proof of an adequate water supply must be submitted prior to final approval. This amendment complies with RCW 58.17 "Plats-Subdivisions-Dedications".

**Project Location:**

This ordinance is administered within unincorporated areas of Okanogan County.

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**Threshold Determination:**

**DNS** The Okanogan County Office of Planning & Development has made a Threshold Determination that this proposal would *not* have a probable significant adverse impact on the environment according to WAC 197-11-340. This decision was made after a review of a completed environmental checklist and other information on file. This information is available to the public on request.

**MDNS** - The Okanogan County Office of Planning & Development has made a Threshold Determination that this proposal does *not* have a probable significant adverse impact on the environment if mitigating conditions for the proposal are met according to WAC 197-11-350. This decision was made after review of a completed environmental checklist and other information on file. This information and the list of proposed mitigation is available to the public on request.

**DS** - The Okanogan County Office of Planning & Development has made a Threshold Determination that this proposal *would* have a probable significant adverse impact on the environment according to WAC 197-11-360. This decision was made after a review of a completed environmental checklist and other information on file. This information is available to the public on request.

Comments must be made in writing to the Okanogan County Office of Planning & Development, 123 5<sup>th</sup> Ave N Ste. 130, Okanogan, WA 98840, no later than **May 13, 2010**. Failure to comment by the due date above shall be determined to deny a party standing to appeal the final determination. The date of publication is April 29, 2010.

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**Administrative Approval:**

<b>Lead Agency:</b>	<b>Responsible Official:</b>	Perry Huston
	<b>Position/Title:</b>	Director
	<b>Phone:</b>	(509) 422-7160
	<b>Address:</b>	123 5th Avenue North, Suite 130 Okanogan, Washington 98840

**Signature:** Perry D. Huston 4-28-10  
(Perry Huston, Director) Date

**State Environmental Policy Act (SEPA) WAC 197-11-340  
Final Determination of Non-Significance (DNS)**

**Project Name:** Code Amendment 2010-2 "Subdivision Water Certification"

**Proponents:** Okanogan County Planning and Development  
123 5<sup>th</sup> Avenue North, Suite 130  
Okanogan, WA 98841  
(509) 422-7160

**Project Description:**

Okanogan County is amending its Subdivision Code, modifying application requirements. Currently, OCC 16.20.010 c5 requires subdivision applications include a certificate of water adequacy from the local Public Health District. The amendment requires applications include a thorough description of proposed water supply methods, while proof of an adequate water supply must be submitted prior to final approval. This amendment complies with RCW 58.17 "Plats-Subdivisions-Dedications".

**Project Location:**

This ordinance is administered within unincorporated areas of Okanogan County.

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**Final Determination**

- DNS** - The Okanogan County Office of Planning & Development has issued a Final Determination of Non-Significance on this proposal.
- MDNS** - The Okanogan County Office of Planning & Development has issued a final Determination of Non-Significance on this proposal if the mitigating conditions are satisfied.
- DS** - The Okanogan County Office of Planning & Development has issued a Final Determination of Significance on this proposal and has ordered the preparation of an environmental impact statement. Additional notices will follow regarding this process.
- Categorical Exemption** - The Okanogan County Office of Planning & Development has determined this proposal to be Categorically Exempt from SEPA Review under WAC 197-11-305 (9).

There is no further comment period on this final determination. This decision is appealable under WAC 197-11. Appeals must be made in writing to the Board of Okanogan County Commissioners, 123 5<sup>th</sup> Ave N Ste. 150, Okanogan, WA 98840. Appeals must be submitted or postmarked by 5:00 p.m. on **June 18, 2010**. The date of publication is **June 3, 2010**.

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**Administrative Approval**

**Lead Agency:**..... Okanogan County  
**Responsible Official:**..... Perry Huston  
**Position/Title:**..... Director of Planning  
**Phone:**..... (509) 422-7160  
**Address:**..... 123 5<sup>th</sup> Avenue North, Suite 130  
Okanogan, Washington 98840

**Signature:** Perry D Huston      6-1-10  
(Perry Huston, Director)      Date

**Attachment F**  
**SEPA Checklist**

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**F - SEPA Checklist**

**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:

**Code Amendment 2010-2 "Subdivision Water Certification"**

**The proposal is a legislative action proposal prepared by the Okanogan County Planning Dept at the direction of the Okanogan County Board of County Commissioners. The action amends Okanogan County's Subdivision Code. More specific code amendment information is listed later in this document.**

2. Name of applicant:

**Okanogan County Planning Department**

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

**Okanogan County Planning and Development/ Perry Huston, Director**

**123 5th Ave Ste 130**

**Okanogan, WA 98840**

**509-422-7218 (fax 509-422-7349) (e-mail: phuston@co.okanogan.wa.us)**

4. Date checklist prepared:

**April 20, 2010**

5. Agency requesting checklist:

**Okanogan County Planning**

6. Proposed timing or schedule (including phasing, if applicable):

**The amendment is scheduled to be presented to the Okanogan County Regional Planning Commission during a public hearing most likely in late June of 2010. The amendments will be scheduled for consideration before the Okanogan County Board of County Commissioners soon thereafter. The Board of County Commissioners will schedule a public hearing to consider the recommendations of the Planning Commission once the recommendation has been transmitted.**

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

**No.**

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

**No environmental information has been prepared regarding 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.

**This is a general legislative proposal which will be applied to all areas in the county. No specific site will be impacted.**

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

**The proposed amendments must be reviewed by the Planning Commission and then adopted by the Board of County Commissioners before they become effective.**

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.)

**Subdivision Ordinance: OCC 16.20.010 c5**

**Okanogan County is amending its Subdivision Code, modifying application requirements. Currently, OCC 16.20.010 c5 requires subdivision applications include a certificate of water adequacy from the local Public Health District. The amendment requires applications include a thorough description of proposed water supply methods, while proof of an adequate water supply must be submitted prior to final approval. This amendment complies with RCW 58.17 "Plats-Subdivisions-Dedications".**

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.

**This ordinance is administered within unincorporated areas of Okanogan County.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

**The proposed amendments would be enforced throughout all of Okanogan County. No specific site is impacted.**

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

**The proposed amendments would be enforced throughout all of Okanogan County. No specific slope is impacted.**

- 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.

**The proposed amendments would be enforced throughout all of Okanogan County. No specific soil areas or types would be impacted.**

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

**The proposed amendments would be enforced throughout all of Okanogan County. No specific area of unstable soil would be impacted.**

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

**The proposed amendments involve no grading or fill.**

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

**The proposed amendments involve no activities that could create erosion.**

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

**The proposed amendments contain no changes regarding allowed or prohibited areas of impervious surfaces.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**No impacts are identified.**

1. 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.

**The proposed amendments involve no activities that could create a result in air emissions.**

ONLY

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

**The proposal contains no elements that would be affected by off-site emissions.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**There are no impacts to air emissions caused by the proposal.**

### 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.  
**The proposal is a general legislative action that will be enforced throughout Okanogan County. No specific site is impacted. Currently, County and State law requires water withdrawal for subdivisions; this amendment will only affect the time period for which water supply must be demonstrated.**
- 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.  
**The proposal is a general legislative action that will be enforced throughout Okanogan County. No specific site is impacted.**
- 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.  
**The proposal involves no fill or dredge activity.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
**The proposal is a general legislative action that will be enforced throughout Okanogan County. No specific site or amount is impacted.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
**The proposal is a general legislative action that will be enforced throughout Okanogan County. No specific site is impacted.**
- 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.  
**The proposal is a general legislative action that will be enforced throughout Okanogan County. No specific site or amount is impacted.**

ONLY

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.

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No ground water impacts will occur. Currently, County and State law requires water withdrawal for subdivisions; this amendment will only affect the time period for which water supply must be demonstrated.**

- 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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No ground water impacts will occur.**

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.

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No water flow impacts will occur.**

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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. The proposal would generate no waste materials.**

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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. The proposal causes no impacts to surface water, ground water, or water run off.**

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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No vegetation will be impacted.**

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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No vegetation will be removed or altered.**

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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No threatened or endangered species will be impacted.**

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

**The proposal is a general legislative action that will be enforced throughout Okanogan County. No vegetation will be impacted.**

## 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:

**The proposal is a general legislative action enforced throughout the county so no wildlife will be impacted**

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

**The proposal is a general legislative action enforced county wide so no threatened or endangered species will be impacted.**

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

**The proposal is a general legislative action enforced county wide so no migration routes will be impacted.**

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

**The proposal is a general legislative action enforced county wide so no impacts to wildlife will result from this action.**

## 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.

**The proposal is a general legislative action enforced throughout the county so no increased density or settlement patterns is expected. No impacts to energy sources or types of energy used will result.**

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

**The proposal is a general legislative action enforced throughout the county this proposal will not affect the use of solar energy on any properties.**

- 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:

**The proposal is a general legislative action enforced throughout the county the proposal does not create any impacts to energy uses.**

#### 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.

**The proposal would not create any exposure to these things.**

- 1) Describe special emergency services that might be required.

**The proposal is a general legislative action that does not increase potential density or change potential settlement patterns. No need for special emergency services will be created.**

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

**The proposal will not create any environmental health hazards.**

#### b. Noise

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

**The proposal is a general legislative action that is enforced county wide. No noise impacts will occur as a result of this proposal.**

- 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.

**The proposal is a general legislative action that is enforced county wide. No noise impacts will occur as a result of this proposal.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**The proposal is a general legislative action that is enforced county wide. No noise impacts will occur as a result of this proposal.**

#### 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

**The proposal is a general legislative action enforced county wide. No specific site will be identified.**

- b. Has the site been used for agriculture? If so, describe.

**The proposal is a general legislative action so no specific site will be identified.**

- c. Describe any structures on the site.  
**The proposal is a general legislative action so no specific structures will be identified.**
- d. Will any structures be demolished? If so, what?  
**The proposal is a general legislative action so no specific structures will be identified.**
- e. What is the current zoning classification of the site?  
**The proposal is a general legislative action so no specific site will be identified.**
- f. What is the current comprehensive plan designation of the site?  
**The proposal is a general legislative action so no specific site will be identified.**
- g. If applicable, what is the current shoreline master program designation of the site?  
**The proposal is a general legislative action enforced county wide. No specific site will be identified.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**The proposal is a general legislative action applied county-wide. No specific site will be identified.**
- i. Approximately how many people would reside or work in the completed project?  
**The proposal is a general legislative action applied county wide. The proposal will not create additional housing or work.**
- j. Approximately how many people would the completed project displace?  
**The proposal will displace no people.**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**The proposal will displace no people.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**The proposal is a general legislative action that will be enforced county-wide. The action does not alter potential density nor potential settlement patterns not do they affect current land use so the comprehensive plan will not be impacted.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**The proposal is a general legislative action that does not change potential densities or potential settlement patterns. No housing units will be provided.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**No housing units will be eliminated.**

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

**The proposal will generate no housing impacts.**

#### 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?

**There are no proposed structures with this action.**

- b. What views in the immediate vicinity would be altered or obstructed?

**The proposal is a general legislative action enforced county wide. No specific site is impacted.**

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

**There are no aesthetic impacts generated by this proposal.**

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**The proposal will produce no light or glare.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**The proposal will generate no light or glare.**

- c. What existing off-site sources of light or glare may affect your proposal?

**The proposal is a general legislative action enforced county wide. No specific site will be identified.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**There are no light or glare impacts created by this proposal.**

#### 12. Recreation

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

**The proposal is a general legislative action applied county wide. No specific site will be identified.**

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

**The proposal does not impact any current recreational uses.**

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

**There are no recreational impacts generated by this proposal.**

### 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.

**The proposal is a general legislative proposal enforced county wide. No specific site will be identified.**

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

**The proposal is a general legislative action enforced county wide. No specific site will be identified.**

- c. Proposed measures to reduce or control impacts.

**There are no impacts created by this proposal.**

### 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.

**The proposal is a general legislative action enforced county wide. No specific site will be identified so no increased impact to the road systems will be created.**

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

**The proposal is a general legislative action that is enforced county wide. No specific site will be identified.**

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

**The proposal does not create or eliminate parking spaces.**

- 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).

**The proposal is a general legislative action that does not increase potential density nor alter a need for additional roads or streets nor improvements to existing ones.**

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

**The project is a general legislative action. No specific site will be identified.**

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

**The proposal will generate no vehicular trips.**

- g. Proposed measures to reduce or control transportation impacts, if any:  
**The proposal does not create any transportation impacts.**

**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.  
**The proposal is a general legislative action that does not the need for any public services.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**The proposal will not create any impacts on public services.**

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.  
**The proposal is a general legislative action enforced county wide. No specific site will be identified.**
- 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.  
**The proposal is a general legislative action enforced county wide. No specific site will be identified.**

**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: ..... *Bery D. Hunter* 4-20-10 .....

Date Submitted: .....

D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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?

**The proposal is a general legislative which will be enforced county-wide. The proposal will not create or increase these items.**

Proposed measures to avoid or reduce such increases are:

**The proposal does not create any impacts.**

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

**The proposal is a general legislative which will be enforced county-wide. The proposal will not create or increase these items. The proposal does not impact plants, animals, fish, or marine life.**

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

**The proposal does not create any impacts to plants, animals, fish, or marine life.**

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

**The proposal is a general legislative which will be enforced county-wide. The proposal will not create any impacts to energy or natural resources.**

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

**The proposal will not create any impacts to energy or natural resources.**

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?

**The proposal is a general legislative action that will be enforced county wide. The proposal will not create impacts to these areas.**

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

**The proposal does not create impacts in these areas.**

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?

**The proposal is a general legislative action that will be enforced county wide. The proposal does not change any existing shoreline regulation. The proposed amendments affect application processes. Some applications may include land which is located within a shoreline environment.**

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

**The proposal does not create any impact to shorelines or land uses.**

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

**The proposal is a general legislative action that will be enforced county wide. The proposal will not create greater demands for transportation, public services, or utilities.**

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

**The proposal does not generate impacts to these services or infrastructure.**

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

**The proposal is a general legislative action that will be enforced county wide. Each amendment is reviewed for consistency with other local, state, and federal laws.**

## **Attachment G Findings of Fact**

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The following are findings of fact:

1. The proposed code amendment amends Okanogan County Code title 16 “Subdivisions”.
2. On April 29, 2010, notice of the proposed code amendment and threshold SEPA determination was forwarded to agencies.
3. On May 12, 2010, notice of the proposed code amendment, threshold SEPA determination, and extended SEPA comment period was forwarded to agencies.
4. On May 13, 2010, notice of the proposed code amendment, threshold SEPA determination, and extended SEPA comment period was published in the Oroville Gazette-Tribune, Okanogan County’s legal periodical of record.
5. May 28, 2010, The SEPA comment period ended on this day at 5:00 p.m.
6. On June 2, 2010, notice of the proposed code amendment, final SEPA determination, and public hearing was forwarded to agencies and specific members of the public.
7. On June 3, 2010, notice of the proposed code amendment, final SEPA determination, and public hearing was published in the Oroville Gazette-Tribune, Okanogan County’s legal periodical of record.
8. June 18, 2010, The SEPA appeal period ended on this day at 5:00 p.m. No appeals were received. The determination stands.
9. June 28, 2010, the Okanogan County Regional Planning Commission conducted a public hearing for this project. At this time, the Planning Commission heard public testimony. The Okanogan County Regional Planning Commission offered a recommendation to the Board of Okanogan County Commissioners.
10. The Board of Okanogan County Commissioners conducted a public hearing for this project. At this time, the Board heard public testimony.

**G - Findings of Fact**

## Attachment H Conclusions of Law

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The following are conclusions of law:

1. The proposed amendment applies to all property designated under the “Okanogan County Comprehensive Plan”, the “Methow Valley Addendum to the Okanogan County Comprehensive Plan”, and the “Upper Methow Valley Comprehensive Plan”. The proposed code amendment is consistent with the goals and policies of these plans.
2. The proposed code amendment complies with RCW 58.17 “Plats – Subdivisions – Dedications”.
3. The proposed amendment applies to land and property located within Okanogan County.
4. The proposed code amendment does not pose any significant adverse environmental impacts as a non-project action. Specific development proposals will be reviewed individually for environmental impacts, where applicable.
5. Approval of the proposed code amendment is in the interest of public health, safety and general welfare of the citizens of Okanogan County.
6. All comments received have been reviewed by staff, reviewed by the hearing bodies, and considered in analysis of the proposed amendment.
7. All public testimony has been considered for this code amendment.

H - Conclusions of Law

**Attachment I**  
**Draft Adoption Ordinance**

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Note: The draft ordinance is on to the next page

**I - O r d i n a n c e**

**AN ORDINANCE AMENDING OKANOGAN COUNTY TITLE 16, "SUBDIVISIONS" AS IT  
REQUIRES AN ADEQUATE WATER SUPPLY FOR LONG PLATS**

**SECTION 1: FINDINGS AND RECITALS**

WHEREAS, The amendment modifies Okanogan County Code title 16 "Subdivisions".

WHEREAS, The amendment establishes the appropriate time in which an applicant must determine that the project has a legal and adequate water supply.

WHEREAS, The amendment is consistent with RCW 58.17 "Plats – Subdivisions – Dedications".

WHEREAS, Amendments to OCC title 16 "Subdivisions" have been available to the public and government agencies, and published in the Okanogan County's periodical of record. Comments from the public and government agencies have been reviewed and considered by the County legislative authority.

WHEREAS, A final environmental determination of non-significance (DNS) was issued by the Okanogan County responsible SEPA official in accordance with RCW 43.21C, WAC 197-11, and OCC 14.04. The determination stands. All procedural SEPA requirements have been met.

WHEREAS, The Okanogan County Regional Planning Commission conducted a public hearing. The Planning Commission heard public testimony. The Planning Commission offered a recommendation to the Board of Okanogan County Commissioners.

WHEREAS, The Board of Okanogan County Commissioners conducted a public hearing.

**SECTION 2: SUBDIVISION ORDINANCE**

Be it Therefore Ordained: The Board of Okanogan County Commissioners do hereby adopt amendments to Okanogan County Code title 16 "Subdivisions" as identified in exhibit A.

DATED at Okanogan, Washington this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**

\_\_\_\_\_  
Mary Lou Peterson, Member

\_\_\_\_\_  
Don (Bud) Hover, Member

**ATTEST:**

\_\_\_\_\_  
Brenda Crowell, Clerk of the Board

\_\_\_\_\_  
Andrew Lampe, Chair

Exhibit A

## OCC Title 16 Subdivisions

### 16.20.010 Application content - Requirements

Any person desiring to subdivide land shall prepare a preliminary plat application for the proposed subdivision which shall be at a scale of at least one inch equals 200 feet, unless the administrator requests or authorizes a different scale, and which shall include the following information:

C. Proposed subdivision plat:

5. ~~Certification by Okanogan County health district that the proposed subdivision is served by adequate water supply;~~ Thorough description of how each lot will be served by an adequate domestic water supply, including irrigation water allocation, if any;

### 16.24.010 "Final Plats – Requirements for Submittal"

The final plat shall conform substantially to all terms of the preliminary plat, shall incorporate any conditions by the board of county commissioners, and shall include the following information, either on the face of the plat if practicable or, if not, on a separate attached sheet. Any required signatures shall be in permanent black ink on the original document to be filed. Specific language for certifications is available from the Okanogan County office of planning and development.

- Q. ~~Acknowledgement from the Okanogan health district as to the adequacy of the proposed means of sewage disposal and water supply;~~
1. Acknowledgment from the Okanogan health district as to the adequacy of the proposed means of sewage disposal, and
  2. Certification by Okanogan County health district that all lots within the proposed subdivision are served by an adequate water supply;