BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

Ordinance No. TLS 13-12-40B

Public Hearing Notice: TLS Res. 13-40A

Amendments to the Douglas County Code Title 18 Zoning

TRANSPORTATION AND LAND SERVICES

WHEREAS, Douglas County has adopted a Comprehensive Plan pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which covers all unincorporated areas within Douglas County, through a series of planning area Comprehensive Plans which were found to be consistent with each other and with the adopted GMA plans of adjoining jurisdictions; and

WHEREAS, the Douglas County Planning Commission has transmitted a recommendation of approval to this Board regarding amendments to Douglas County Code Title 18; and

WHEREAS, notice of all public hearings and public meetings on this matter have been published according to law.

NOW, THEREFORE, the Board of County Commissioners hereby adopts the Findings of Fact and Conclusions as set forth in Exhibit A and incorporate them in this ordinance by this reference as though fully set forth herein.

BE IT FURTHER, hereby resolved and ordained that the Board of County Commissioners adopt the amendments to the Douglas County Code as set forth in Exhibit B.

This ordinance shall be effective immediately. Dated this 29th day of October 2013 in Waterville, Washington.

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

Steven D. Jenkins, Chair

Dale Snyder, Vice Chair

Ken Stanton, Member

ATTEST

Dayna Prewitt, Clerk of the Board

Ordinance No. TLS 13-12-40B
EXHIBIT A

Findings of Fact:

1. Douglas County has adopted a Countywide Comprehensive Plan pursuant to the Growth Management Act (GMA) and RCW Chapter 36.70A, and a series of subarea plans for each municipality in the county. These plans have been found to be consistent with each other.
2. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
3. Amendments to the development regulations, SEPA threshold determination and supporting documentation were sent to the Washington State Department of Commerce pursuant to Section 36.70A.106 on August 8, 2013.
5. One written comment submitted during the expedited review period from the Department of Transportation stated that the Department did not have any issues or concerns with the draft amendments.
6. The Notice of Public hearing before the Planning Commission was published on September 26, 2013 in the Wenatchee World and Empire Press.
7. The Planning Commission conducted an advertised public hearing on October 9, 2013. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
8. Policy G-16 in the Population and General Land Use Element of the Douglas County Countywide Plan encourages the operation of rural commercial businesses, natural resource related industries, recreation and tourism activities, cottage industries, small scale business, and home occupations that are consistent with existing and planned land use patterns and are of an appropriate size and scale to maintain rural character.

Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Douglas County Regional Policy Plan, the Greater East Wenatchee Area Comprehensive Plan and the Douglas County Countywide Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington and the Washington Administrative Code.
EXHIBIT B

Rural Resource 5
18.30.060 Development standards.
D. Lot coverage: Maximum lot coverage of buildings and structures shall be calculated at the rate of thirty-five percent for the first one acre of the lot and twenty percent for the remainder of the lot area, except agriculturally related industries shall be determined by compliance with all applicable provisions of county code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements;

Rural Resource 20
18.31.060 Development standards.
D. Lot Coverage. The maximum lot coverage shall be calculated at thirty-five percent for the first acre and twenty percent for the remaining land area, except agriculturally related industries shall be determined by compliance with all applicable provisions of county code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements;

Commercial Agriculture 5
18.34.060 Development standards.
D. Lot coverage: Maximum lot coverage of buildings and structures shall be calculated at the rate of thirty-five percent for the first one acre of the lot and twenty percent for the remainder of the lot area, except agriculturally related industries shall be determined by compliance with all applicable provisions of county code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements;

Commercial Agriculture 10
18.36.060 Development standards.
D. Lot coverage: Maximum lot coverage of buildings and structures shall be calculated at the rate of thirty-five percent for the first one acre of the lot and twenty percent for the remainder of the lot area, except agriculturally related industries shall be determined by compliance with all applicable provisions of county code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements;

Dryland Agriculture
18.40.060 Development standards.
D. Lot Coverage. The maximum lot coverage shall be calculated at thirty-five percent for the first acre and twenty percent for the remaining land area, except agriculturally related industries shall be determined by compliance with all applicable provisions of county code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements;