

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

Ordinance No. TLS 18-2-05B

CPRZ-2017-02 – Cal Neva, LLC and Rogelio Hernandez) TRANSPORTATION AND
Specific Comprehensive Plan Map and Rezone Application) 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, CPRZ-2017-02, Cal Neva, LLC and Rogelio Hernandez submitted an application for a site-specific comprehensive plan land-use designation map amendment and rezone of approximately 10 acres of land from Medium Density Residential (R-M) to Residential Office High (R-H); and

WHEREAS, the Douglas County Planning Commission transmitted a recommendation of approval; and

WHEREAS, the Douglas County Board of Commissioners held a public meeting on Tuesday, January 16, 2018 in the Commissioners Chambers of the Courthouse, for the purpose of accepting testimony, entering findings into the record, and to take action on CPRZ-2017-02; and

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

WHEREAS, Douglas County is utilizing a phased adoption process for amendments to the comprehensive plan and will adopt a final resolution once the process for all amendments is concluded.

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

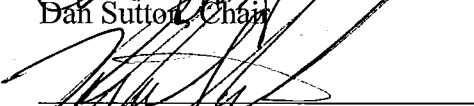
BE IT FURTHER, hereby resolved and ordained that the property described in Exhibit B and depicted in Exhibit C is hereby re-designated and rezoned from residential medium Density (R-M) to Office High Residential (R-H).

This Ordinance shall be effective immediately. Dated this 16th day of January 2018 in Waterville, Washington.

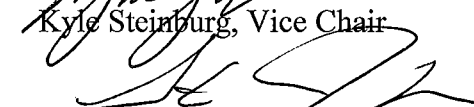
BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON



Dan Sutton, Chair




Kyle Steinburg, Vice Chair



Steven D. Jenkins, Member



ATTEST:



Tiana Rowland, Deputy Clerk of the Board

Exhibit A

FINDINGS AND CONCLUSIONS:

Findings

1. Douglas County has adopted a Countywide comprehensive Plan pursuant to the Growth Management Act (GMA) and RCW 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. CPRZ-2017-02 was submitted on June 28, 2017 in conformance with DCC 14.32.040.
4. Application materials were sent to the department of Commerce on August 31, 2017.
5. On August 30, 2017 Douglas County issued a determination of non-significance pursuant to WAC 197-11 for amendments to the Douglas County Code.
6. Corridors for the extension of transportation and other infrastructure will be required when development occurs.
7. One written comment was received from an adjacent property owner.

Conclusions

1. The Procedural and Substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural and substantive requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with Douglas County Code, Douglas County Countywide Comprehensive Plan, and the Growth Management Act.
4. The proposed amendments are consistent with the Revised Code of Washington and the Washington Administrative Code.
5. The Corridors for transportation and utilities will extend to ensure efficient circulation and utility extension to support anticipated growth of all properties within the area.

Exhibit B

LEAGAL DESCRIPTION OF THE PROPERTY

- LOT 15 EX TAX 16 & E 15' OF W 197' OF S 150'; NILE ORCHARD TRTS #1
- W 15' TAX 16 IN LOT 15; NILE ORCHARD TRTS #1
- TAX 16 IN LOT 15 EX W 15'; NILE ORCHARD TRTS #1
- E 15' OF W 197' OF S 150' OF LOT 15; NILE ORCHARD TRTS #1