

BEFORE THE BOARD OF STEVENS COUNTY COMMISSIONERS

IN THE MATTER OF A COMPREHENSIVE
PLAN AND ZONING MAP AMENDMENT

Ordinance No. 2014- 01

Adoption of Comprehensive Plan Map Amendment
within the Addy Urban Growth Area

Adoption of Title 3 Zoning Map Amendment within the
Addy Urban Growth Area

- WHEREAS,** Stevens County opted in to the Growth Management Act (GMA), RCW 36.70A on September 28, 1993, pursuant to Resolution 112-1993; and
- WHEREAS,** The Stevens County Comprehensive Land Use Plan was adopted on July 11, 2006 pursuant to Resolution 59-2006; and
- WHEREAS,** The Stevens County Development Regulations, SCC Title 3, became effective July 12, 2007, pursuant to Ordinance 2007-01; and
- WHEREAS,** The Comprehensive Plan and Development Regulations provide for an amendment process; and

BE IT HEREBY ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF STEVENS COUNTY, WASHINGTON, AS FOLLOWS:

FINDINGS

The Board of County Commissioners has made a decision on the proposed application based upon the following findings:

1. The application to be considered is Comprehensive Plan Amendment CPA 2013-001 and REZ 2013-001, a proposal by Baumann Brothers Investments, LLC, to rezone approximately 1.24 acres from Residential 1 to Business in the Addy Urban Growth Area. The location of the proposal is Lots 1, 3, 5, 7, 9, 11, 13, 15, 17 and 19 in Block 1 of the TOWN OF ADDY, in Stevens County, Washington. Tax Parcel Number 0439000.
2. Stevens County, pursuant to SCC 3.31.015, has set a docketing deadline of June 30. The applications were received by the Stevens County Land Services Department on April 26, 2013.
3. Proper notice and an opportunity to comment on the proposed map amendments was given to affected property owners, required agencies and service providers on November 21, 2013. Legal notice of the action was published in the *Chewelah Independent* on November 28 and December 5, 2013. Notice of the proposal was posted on the Land Services website. Evidence of all public notice is in the project file.
4. Proper notice of the proposed map amendment was given to the Department of Commerce, on November 20, 2013. The Department of Commerce acknowledged receipt of the materials on November 20, 2013. This satisfies the requirement of RCW 36.70A.106 for a 60-day notice prior to adoption.

5. A SEPA DNS was issued for the proposed amendment on November 21, 2013 along with the Notice of Application. The SEPA DNS was posted on the DOE SEPA Register. Legal notice for the SEPA DNS was published in the *Chewelah Independent* on November 28 and December 5, 2013. Evidence of this notice is in the project file.
6. No public comment was received in opposition to the proposed map amendment. No public comment was received regarding any potential adverse environmental impacts from the proposed amendment.
7. The Stevens County Planning Commission held a public hearing on December 12, 2013, to consider the matter. No public attended the hearing. The Planning Commission made findings of fact and by a unanimous vote recommended that the proposal be approved by the Board of County Commissioners.
8. Pursuant to SCC 3.31.050, the proposed amendment to the Comprehensive Plan is consistent with and supported by applicable Comprehensive Plan policies.
9. Pursuant to SCC 3.31.050, new information is available that was not considered at the time the zoning map was adopted that changes underlying assumptions and supports the proposed amendment.
10. The proposed use of the property can be supported by adequate public facilities and services provided by the Stevens County PUD and Stevens County.
11. The approval of the rezone will ensure consistency between the Comprehensive Plan Future Land Use Map, the Development Regulations zoning map and the present use of the property.
12. Any future development of the property will have to comply with the applicable Stevens County development regulations, in addition to other local, state, or federal regulations.
13. The Stevens County Board of Commissioners held an open record public hearing on January 21, 2014, to consider the application. An opportunity for public testimony was given. The Board of County Commissioners closed the record to further written and oral comment at the conclusion of public testimony portion of the hearing.

NOW, THEREFORE BE IT ORDAINED:

That the Board of County Commissioners, hereby approves Comprehensive Plan Amendment CPA 2013-001 and REZ 2013-001, a proposal by Baumann Brothers Investments, LLC to rezone approximately 1.24 acres from Residential 1 to Business in the Addy Urban Growth Area. The location of the proposal is Lots 1, 3, 5, 7, 9, 11, 13, 15, 17 and 19 of Block 1 of the TOWN OF ADDY, together with a portion of the adjacent Main, Railroad and Mill Streets in Stevens County, Washington. Tax Parcel Number 0439000. (See attached map.)

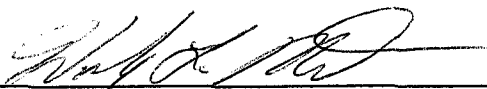
BE IT FURTHER ORDAINED that should any section, paragraph, sentence, clause or phrase of this resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

BE IT FURTHER ORDAINED this Ordinance shall be published in the official newspaper of the County, and shall take effect and be in full force on January 21, 2014.

Adopted by the Board of Stevens County Commissioners meeting in regular session at Colville, Washington, by the following vote, then signed by its membership and attested to by its Clerk in authorization of such passage the 21 day of January, 2014.

3 YEA; 0 NAY; 0 ABSTAIN; and 0 ABSENT

**BOARD OF COUNTY COMMISSIONERS
OF STEVENS COUNTY, WASHINGTON**



Wes McCart, Chairman

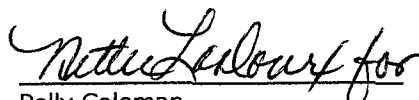


Don Dashiell, Commissioner



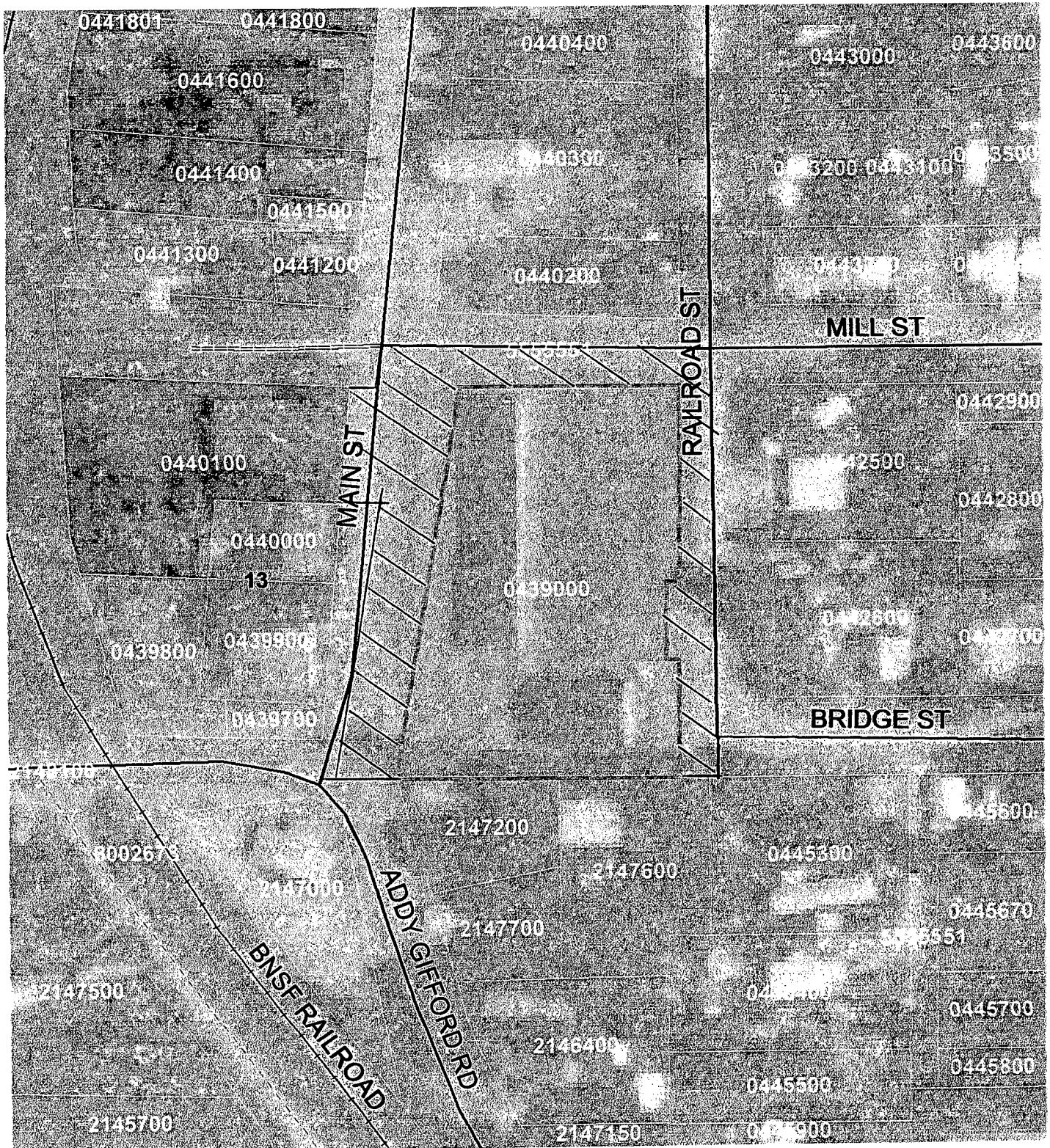
Steve Parker, Commissioner

ATTEST:



Polly Coleman
Clerk of the Board

Map for CPA 2013-001 and REZ 2013-001 in the Addy UGA for Baumann Brothers Investments, LLC

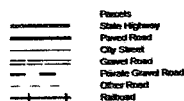


Prepared by Stevens County Planning on 1/16/204

1 Inch = 100 Feet

Disclaimer:

This GIS Data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. These map documents do not represent a legal survey of the land and are for graphical purposes only. Use of this Data for any purpose should be with acknowledgment of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.



Legend



Urban
TYPE
Rural 5
Rural 10
Rural 20
Forest
Ag
Forest/Ag

