

RESOLUTION NO. 2014-16

**A RESOLUTION OF THE COUNTY COMMISSIONERS OF PEND OREILLE COUNTY REMANDING THE SITE SPECIFIC REZONE SUBMITTED BY WASATCH ASSOCIATES, LLC TO THE PEND OREILLE COUNTY PLANNING COMMISSION FOR CONSIDERATION CONCURRENTLY WITH FUTURE LAND USE MAP AMENDMENTS.**

**WHEREAS**, Wasatch Associates, LLC submitted a rezone application, SEPA checklist and supporting documents to rezone two parcels currently zoned Natural Resource 20 to Rural 05 (APN 433709-20-0001 & 433708-50-0005) on January 6, 2014; and

**WHEREAS**, Pend Oreille County Development Regulations (Chapter XX.14) require all site specific rezones to be heard by the Planning Commission who shall then make a recommendation to the Board of County Commissioners based on a finding that the following criteria have been met:

- a. Suitability of the property in question for uses permitted under the proposed zoning;
- b. The extent to which the proposed amendment(s) are in compliance with the Goals and Policies and the Future Land Use Map in the Comprehensive Plan;
- c. The adequacy of public facilities, such as sewer, water and other required public services;
- d. The compatibility of the proposed map amendment change and associated use with neighboring land uses;
- e. The public need or benefit of the proposed change; and
- f. Whether the proposed amendment complies with the applicable goals and requirements of the Washington State Growth Management Act; and

**WHEREAS**, The Community Development Department published a Notice of Application for this proposal pursuant Pend Oreille County Development Regulations (Chapter XX.14) on January 8, 2014 and January 15, 2014. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties and public notice as required by law; and

**WHEREAS**, Wasatch Associates, LLC submitted a revised rezone application, SEPA checklist and supporting documents on February 3, 2014; and

**WHEREAS**, The Community Development Department published a Revised Notice of Application for this proposal pursuant Pend Oreille County Dev. Regulations (Chapter XX.14) on February 05, 2014 and February 12, 2014. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties and public notice as required by law; and

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**WHEREAS**, Pend Oreille County issued a Determination of Non-Significance (DNS) for the rezone on February 24, 2014; and

**WHEREAS**, The Pend Oreille County Planning Commission voted 6-1 to recommend conditional approval of the rezone to the Board of County Commissioners. The recommended conditions of approval are as follows:

- 1) Applicant must apply for and receive authorization to develop a Master Planned Resort
- 2) The proposed development cannot include an RV Resort or RV Park component
- 3) The conditions must follow the property deed

**WHEREAS**, Wasatch Associates, LLC has voluntarily committed to form a Community Planning Team to collaborate with adjacent property owners for the future land use of the property and to determine how best to meet the Master Planned Resort ordinance requirements in order to minimize or mitigate any adverse impacts on the quality of life of the existing residents and the environment; and

**WHEREAS**, the Community Planning Team will meet over the summer of 2014 to work through the numerous issues raised by the public during the Planning Commission hearing on; and

**WHEREAS**, Wasatch Associates, LLC and their consultants have participated in numerous pre-application meetings with the County's Community Development Services Team; and,

**WHEREAS**, Wasatch Associates, LLC indicated it will submit a Future Land Use Map Amendment Application and new SEPA checklist to the Community Development Department during the Comprehensive Plan and Future Land Use Map docketing period; and

**WHEREAS**, in order to allow the Planning Commission to consider the rezone application concurrently with Wasatch Associates, LLC's Future Land Use Map amendment and to allow the Wasatch Associates, LLC to undertake the Community Planning Team process, the County Commissioners find it reasonable to remand the application back to the Planning Commission for consideration.

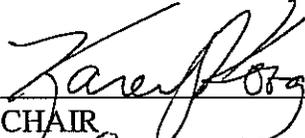
**NOW, THEREFORE, BE IT RESOLVED**, by the Pend Oreille County Commissioners, that

1. **Rezone Request.** Pend Oreille County hereby remands Wasatch Associates, LLC's rezone request to the Pend Oreille County Planning Commission for consideration concurrently with Wasatch Associates, LLC's anticipated Future Land Use Map Amendment. The rezone shall be processed concurrently with any Future Land Use Map amendment application. Wasatch Associates shall submit a new SEPA environmental checklist for the proposed Future Land Use Map amendment and rezone. A new threshold determination shall be made.

2. **Planning Process.** Pend Oreille County supports the concept of the Community Planning Team and will participate as appropriate through the involvement of the Community Development Director.

3. **Effect.** This Resolution shall be in full force and effect immediately upon approval.

PASSED BY THE COUNTY COMMISSIONERS FOR THE COUNTY OF PEND OREILLE,  
WASHINGTON, this 17<sup>th</sup> day of June, 2014.

  
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CHAIR

  
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VICE-CHAIR

  
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MEMBER

ATTEST:

  
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LIZ BRAUN, CLERK OF THE BOARD