



COMMENT SHEET

Project Name: **Copperstone**
 Application Number: **LP 2020-1**
 Out For Comment: **3-24-2021**
 Project Comment Due: **4-27-2021**
 SEPA Comments Due:
 Project Planner **Char Schumacher**
 E-Mail **cschumacher@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:

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

 (Signature)

 (Title)

 (Date)

LAND USE APPLICATION FOR CITIES, COUNTIES AND THE COLVILLE CONFEDERATED TRIBES

(The City/County/Tribes may require additional application forms)



PROJECT TITLE: COPPERSTONE

THIS APPLICATION IS FOR (check one):

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Short Form Development Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Short Subdivision or Alteration	<input checked="" type="checkbox"/> Subdivision or Alteration
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Rezone or Code Amendment	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Shoreline Development Permit or Exemption	<input type="checkbox"/> Other (specify) _____ _____
Total Fees \$	Receipt #	Initials			

APPLICANT INFORMATION

Name: BURMA SHORES LLC
 Mailing Address: PO BOX 1205
 City/State/Zip: WINTHROP WA 98867
 Phone: 509-929-7221

SURVEYOR OR AGENT INFORMATION

Name: GARY W. SCOTT
 Mailing Address: PO BOX 1205
 City/State/Zip: WINTHROP WA 98867
 Phone: 509-929-7221

PROPERTY OWNER (if different from applicant above)

Name: BURMA SHORES, LLC
 Phone: 206-850-7676

Mailing Address: PO BOX 1205
 City/State/Zip: WINTHROP WA 98867

CHECK ONE:

Colville Tribal Member (enrollment number): _____

Non-Tribal Member

CHECK ONE:

Within the boundaries of the Reservation

Outside the boundaries of the Reservation

Township: 30N Range: 22E Section: 13
23E 12

CHECK ONE:

Trust land (allotment numbers): 101-- _____ 101-- _____

Fee Land (tax parcel numbers): 30 221 31 002

↓ OFFICIAL USE ONLY ↓

After reviewing all relevant information about this land use application, the reviewing agencies hereby agree that

The Colville Tribes Okanogan County/Municipality of _____ will be the permitting agency.

Signature _____ Date _____
 (Authorized Colville Tribal Representative)

Signature _____ Date _____
 (Authorized County/City Representative)

PROJECT INFORMATION

Description of proposal (kind of use, size, # of units, water supply, sewage disposal, etc.):

SINGLE FAMILY RESIDENTIAL 46 LOTS ON 266 ACRES
WITH PRIVATE COMMUNITY AMENITIES INCLUDING
CLUB HOUSE, PICNIC SHELTER, WALKING TRAILS

Physical address or point of legal access & description of general location (miles from nearest town, water body, highway, etc.):

2 Miles S of Methow. 6 BORWA Road

Current Land Use: _____

Comprehensive Plan Designation: _____

Zone District: _____

Shoreline Environment: _____

Floodplain Designation: _____

Irrigation District: N/A

Electrical Service Provider: _____

Water System (name): NEW ENGINEERED SYSTEM

Telephone District: QUEST

ATTACHMENTS: Attach additional applications, plans, specifications, or information as required by ordinance or guidelines.

LOCATION MAP: A site plan is required. Attach here or include with attached application materials. See specific site plan requirements for Okanogan County applications.

SIGNATURE BLOCK

I am the applicant named on the reverse and hereby agree that the foregoing information, and all information attached hereto, is true to the best of my knowledge.

Applicant: Donald A. Wallis, Pres. Date: 24 Dec 20

Attach I Final

**State Environmental Policy Act (SEPA) WAC 197-11-350
Final Mitigated Determination of Non-Significance (MDNS)**

Project Name: Copperstone Long Plat 2008-5

Project Summary:

Proponents: Burma Shores LLC **Agent:** N/A
P.O. Box 1040
Twisp, WA 98856

Project Description:

Burma Shores LLC submitted a long plat application to create 46 lots on approximately 266 acres. Buildout of the project will consist of 52 single family residences, a lodge (clubhouse), one employee housing unit, a picnic shelter, on-site irrigation, creation of man-made ponds, walking trails. Approximately 180 acres of Open Space will be created. Individual septic systems will service the project area.

Project Location:

The physical address is 6 Burma Road, approx. 2 miles south of Methow, east of the Methow River, south of Burma Road. This is within Sections 13 & 18 of Township 30 N., Range 23 E., W.M. The tax parcel numbers are 3022131002, 3022132001, 3023180014, 3023182005, 3023182009, 3023183004, 3023183005, 3023183007, 3023183008, 3023183009, and 3023183010.

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 5th Ave N Ste. 150, Okanogan, WA 98840. Appeals must be submitted or postmarked by October 27, 2008. The date of publication is October 8, 2008.

Administrative Approval:

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

Signature: Perry D. Huston 10-6-08
Perry Huston, Director Date

Attachments

Final Mitigation Measures

Page 3

Comments and Responses

Page 7

Preliminary Mitigation Measures

Page 18

Final Mitigated Determination of Non-Significance Mitigation Measures

Project: Copperstone Long Plat 2008-5

Environmental review of the proposal indicates there is a potential for probable, significant, adverse environmental impacts which may be mitigated to the point of non-significance by imposing "mitigation measures".

The following list of mitigation measures was created from a combination of the threshold (preliminary) mitigation measures, mitigations proposed by the applicant and the comments received during the comment period of the Threshold MDNS. These mitigation measures are requirements of the project proposal.

Mitigation Measures:

Water Resources & Water System

1. Potable water will be provided by a Group-A water system. The design of this system must be approved by Washington State Department of Health and verified by Okanogan County Public Health prior to final approval. The system must serve an adequate water supply to each lot, the caretaker house, beach house, and club house facilities. The water system must be metered. All future water withdrawal is limited to the water system guidelines.
2. No exempt wells are allowed to serve this development area, now or in the future.
3. The water right change must be approved by the Washington State Department of Ecology prior to final approval.
4. As proposed, the developer will construct 3 pond/reservoirs for water storage. If the pond/reservoir design identifies water storage depth of 10 feet or more, or identified impoundment of 10 acre feet or more, then the proponent must receive a reservoir permit from the Washington State Department of Ecology prior to construction of the reservoir pond(s).

Sanitary Control Zones

1. A 100-foot radius sanitary control zone (scz) must be established around any and all wells (of any type) that are within the boundaries of this subdivision, or that serve this subdivision (even if they are located outside the plat boundary), with protective language on the face of the plat.

Air Quality

1. The proponent will prepare a fugitive dust control plan in coordination with Washington State Department of Ecology. This plan must be approved by WSDOE prior to any further development activities. All development must abide by the fugitive dust control plan.
2. On-site burning of construction debris is prohibited.
3. As proposed by the developer, all stoves must be either electric, natural gas, propane or clean burning EPA-certified woodstoves. All stoves and barbeques in common structures (beach house and club house) will be propane rather than wood burning. The developer will include this requirement in the CC&R's adopted for the Copperstone development.

Water Quality

1. A NPDES Construction Stormwater General Permit is required prior to construction activities. All internal roadways will be graded and culverts installed to direct runoff into on-site containment/treatment areas. No runoff will be allowed directly into the nearby waterways. Erosion will be controlled through the use of coffer dams and other techniques to insure on-site

treatment for sediments and petroleum contaminants. All roadway design, culvert placement, and on-site containment/treatment areas must be approved by Okanogan County Public Works, and meet the requirements of Washington State Department of Ecology's NPDES Construction Stormwater General Permit. The applicant must submit proof of compliance from both agencies prior to final approval.

Roads and Access

1. Prior to final approval, the developer must create a road maintenance agreement and bylaws forming a homeowners association. The homeowners association must enforce the road maintenance agreement.
2. An adequate amount of sight distance is needed at the southern intersection of Burma Road and Highway 153. Current design standards are found in WSDOT Design Manual, Chapter 910, Figure 910-22a. Obstructions to sight distance are located on property which is not owned by the developer. The developer must clear the sight obstructions, creating adequate sight distance, and this must be approved by the Washington State Department of Transportation prior to final approval, provided that permission is granted by the landowner(s) of such property. If sight obstructions are located in Okanogan County right-of-way then permission to clear must come from Okanogan County.
3. The developer must dedicate an additional 10 feet of right-of-way along the frontage of Burma Road.
4. The primary and secondary access points from the Copperstone development to Burma Road must be permitted, built, and inspected prior to final approval, or bonded. If the developer chooses to bond for the construction of these access points, then the bond must be approved by Okanogan County Public Works. Both accesses must be located so they have adequate sight distance as identified in the "Okanogan County Road and Street Standards and Guidelines for Developments".
5. Each lot must have legal access. All access roads must be built according to "Okanogan County Guideline for Streets and Developments" (road categories 1, 2, and 3). A color coated chart is attached, showing which access roads must be constructed to what category. All roads must be built and inspected prior to final approval, or bonded. If the developer chooses to bond for the construction of these access points, then the bond must be approved by Okanogan County Public Works. Also, if a bond is approved in order to construct roads after final approval, then building permits will not be issued for those lots without access roads which have been built by the developer and then approved by Okanogan County Public Works.
6. Prior to final approval, the developer must make improvements to Burma Road. The developer must pave and stripe Burma Road from the bridge to the primary access intersection with the Copperstone development. Improvements must meet the design standards as identified in the "Okanogan County Road and Street Standards and Guidelines for Developments" and must be inspected and approved by Okanogan County Public Works.
7. As proposed by the developer, all road banks will be planted with native grasses and wildflowers.
8. All off-road operation of bicycles, motorcycles, and ATV's must be kept within individual lots or on designated road and/or trail right-of-ways. This restriction must be enforced by the homeowners association.

Soil Testing

1. Soil evaluation test-hole inspections are required for all lots prior to final approval. The results of soil testing must demonstrate that each lot is capable of handling a septic system. Soil testing must be conducted and approved by Okanogan County Public Health.

Current Use Taxation

1. Tax parcels 3023180014, 6023183004, 3023131002, and 3023132001 must be removed from the current use tax program, including the payment of associated taxes and penalties, prior to final approval.

Orchard Pest Control

1. The proponent must create an apple re-growth sprout control plan in coordination with Okanogan County Pest Control, prior to final approval.
2. Codling moth infestation must be controlled, and verified by Okanogan County Pest Control, prior to final approval.
3. Prior to final approval, the developer must consult with Okanogan County Pest Control. The developer must use current pesticide application standards, as determined by Okanogan County Pest Control, in order to maintain pest-free fruit trees.

Wildlife Habitat

1. Locate buildings outside migration routes and orient building sites in such a manner to allow open space in areas that already provide cover for wildlife.
2. Include a plat restriction requiring all property fences to be of wildlife friendly design as defined by the Okanogan County Critical Areas ordinance (OCC 14.12) and Washington Department of Fish and Wildlife.

Light Pollution

1. Include a plat restriction requiring all exterior lighting to be shielded and/or downcast causing no direct off-site lighting. This restriction will be identified in the CC&R's.

Shorelines

1. No division of land may take place within the conservancy shoreline environment. Draw and label the boundary of the shoreline environment on the face of the plat. The boundary extends 200 feet landward from the ordinary high water mark, or to the boundary of the 100 year floodplain, whichever is greater. Include the following plat disclaimer: "Master Program for Okanogan County Shoreline Development standards apply for all development within the shoreline environment."
2. Submit professional documentation showing delineation of the Ordinary High Water Mark. This mark must be accurately shown on the final plat.
3. FIRM (Flood Insurance Rate Map) data shows a different 100-year floodplain boundary than on the preliminary plat map. This stretch of the Methow River is a "non-detailed study area". Reconcile the depiction of the 100-year floodplain. Flood elevation information must be prepared by a professional engineer.
4. The "caretaker's residence", "storage building", and "beach house" areas cannot be made individual lots if located within the shoreline environment.

Underground Utilities

1. As proposed by the applicant, the entire development will be served by underground utilizes for water (domestic and irrigation), wastewater, electrical power, and telephone.

Noxious Weeds

1. A noxious weed control plan will be developed. The plan will be developed in coordination with Okanogan County Office of Noxious Weed. The plan must be approved by the Noxious Weed office. The noxious weed control plan must be implemented by the homeowners association and all landowners within the development area. The noxious weed control plan must be identified in the CC&R's.
2. No 2,4-D will be sprayed within 60 feet of the Methow River. This restriction will be identified in the noxious weed control plan. Include the following plat restriction: "No 2,4-D should be sprayed within 60 feet of the Methow River."

Threshold Mitigated Determination of Non-Significance Mitigation Measures

Project Name: Copperstone Long Plat 2008-5

Environmental review of the proposal indicates that there may be potential for adverse environmental impacts which may be mitigated through conditions imposed by authority of Okanogan County.

Potential Significant Environmental Impacts and Mitigation Measures:

Wildlife Habitat and Migration

1. Locate buildings outside migration routes and orient building sites in such a manner to allow open space in areas that already provide cover for wildlife activities. This must be identified as a disclaimer on the face of the plat.
2. Record covenants, conditions and restrictions (CCR's) requiring all property fences to be of wildlife friendly design as defined by the Okanogan County Critical Areas ordinance (OCC 14.12) and Washington Department of Fish and Wildlife.

Noxious Weed Spread

1. A noxious weed control plan will be developed. The plan will be developed in coordination with Okanogan County Office of Noxious Weed. The plan must be approved by the Noxious Weed office. The noxious weed control plan must be implemented by all landowners within the development area. The noxious weed control plan must be identified in the Covenants Conditions & Restrictions (CC&R's) which are filed with each lot within the development area.

Stormwater

1. A NPDES Construction Stormwater General Permit, from the Washington State Department of Ecology, is required for this project. The applicant will verify compliance with the W.S. Department of Ecology prior to final approval of this long plat.
2. All internal roadways will be graded and culverts installed to direct runoff into on-site containment/treatment areas. No runoff will be allowed directly into the nearby waterways. Erosion will be controlled through the use of coffer dams and other techniques to insure on-site treatment for sediments and petroleum contaminants. All roadway design, culvert placement, and on-site containment/treatment areas must meet the approval of Okanogan County Public Works.

Groundwater Withdrawal

1. Potable water will be provided by two Group-A water systems. Water withdrawal is limited to the water system guidelines as approved by the Washington State Department of Health.
2. The wells must be metered.
3. The use of exempt wells is not allowed within this project area.

Archaeological Findings

1. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify Okanogan County Planning, archeology specialists of the Colville Confederated Tribe, and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.

Shorelines

1. No division of land may take place within the conservancy shoreline environment. Draw and label the boundary of the shoreline environment on the face of the plat. The boundary extends 200 feet

landward from the ordinary high water mark, or to the boundary of the 100 year floodplain, whichever is greater. Include the following plat disclaimer: "Master Program for Okanogan County Shoreline Development standards apply for all development within the shoreline environment."

2. Submit professional documentation showing delineation of the Ordinary High Water Mark. This mark must be accurately shown on the final plat.
3. FIRM (Flood Insurance Rate Map) data shows a different 100-year floodplain boundary than on the preliminary plat map. This stretch of the Methow River is a "non-detailed study area". Reconcile the depiction of the 100-year. Flood elevation information must be prepared by a professional engineer.

Threshold Determination of Non-Significance Mitigation Measures

Project Name: Copperstone Long Plat 2008-5

The impacts may be mitigated through conditions imposed by Okanogan County. Mitigation measures are intended to address and mitigate to a point of non-significance the environmental impacts. Other conditions may be imposed, or voluntarily accepted by the proponents prior to any preliminary approval.

Potential Significant Environmental Impacts and Mitigation Measures:

A. *Wildlife Habitat and Migration*

Mitigation Measure(s):

1. Locate buildings outside migration routes and orient building sites in such a manner to allow open space in areas that already provide cover for wildlife activities. This must be identified as a disclaimer on the face of the plat.
2. Record covenants, conditions and restrictions (CCR's) requiring all property fences to be of wildlife friendly design as defined by the Okanogan County Critical Areas ordinance (OCC 14.12) and Washington Department of Fish and Wildlife.

B. *Noxious weed spread*

Mitigation Measure(s):

1. A noxious weed control plan will be developed. The plan will be developed in coordination with Okanogan County Office of Noxious Weed. The plan must be approved by the Noxious Weed office. The noxious weed control plan must be implemented by all landowners within the development area. The noxious weed control plan must be identified in the Covenants Conditions & Restrictions (CC&R's) which are filed with each lot within the development area.

C. *Stormwater*

Mitigation Measure(s):

1. A NPDES Construction Stormwater General Permit, from the Washington State Department of Ecology, is required for this project. The applicant will verify compliance with the W.S. Department of Ecology prior to final approval of this long plat.
2. All internal roadways will be graded and culverts installed to direct runoff into on-site containment/treatment areas. No runoff will be allowed directly into the nearby waterways. Erosion will be controlled through the use of coffer dams and other techniques to insure on-site treatment for sediments and petroleum contaminants. All roadway design, culvert placement, and on-site containment/treatment areas must meet the approval of Okanogan County Public Works.

D. *Groundwater withdrawal*

Mitigation Measure(s):

1. Potable water will be provided by two Group-A water systems. Water withdrawal is limited to the water system guidelines as approved by the Washington State Department of Health.
2. The wells must be metered.
3. The use of exempt wells is not allowed within this project area.

E. *Archaeological Findings*

1. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify Okanogan County

Planning, archeology specialists of the Colville Confederated Tribe, and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.

F. Shorelines

1. No division of land may take place within the conservancy shoreline environment. Draw and label the boundary of the shoreline environment on the face of the plat. The boundary extends 200 feet landward from the ordinary high water mark, or to the boundary of the 100 year floodplain, whichever is greater. Include the following plat disclaimer: "Master Program for Okanogan County Shoreline Development standards apply for all development within the shoreline environment."
2. Submit professional documentation showing delineation of the Ordinary High Water Mark. This mark must be accurately shown on the final plat.
3. FIRM (Flood Insurance Rate Map) data shows a different 100-year floodplain boundary than on the preliminary plat map. This stretch of the Methow River is a "non-detailed study area". Reconcile the depiction of the 100-year. Flood elevation information must be prepared by a professional engineer.

ATTACHMENT N

FINDINGS OF FACT

The following are findings of fact:

1. The applicant proposes a subdivision of 266 acres into 46 lots and open space.
2. The Comprehensive Plan designations of the property are "Intensive Agricultural" and "Unclassified".
3. The zoning designation of the property is "Minimum Requirement District".
4. The property is located within Fire District 15.
5. This long plat application was initiated under, and subject to, all applicable provisions of Okanogan County Code.
6. The subdivision process is authorized and outlined in Okanogan County Code, Chapter 16.16, (Pre-application Procedures), 16.20 (Preliminary Plats), and 16.24 (Final Plats).
7. On July 10, 2008, an application for a Subdivision was submitted. After additional information was submitted, the application was vested on August 1, 2008.
8. Notice of the application and SEPA threshold determination was mailed to commenting agencies and adjacent landowners on August 5, 2008.
9. Notice of application and final SEPA determination was mailed to commenting agencies, adjacent landowners and interested parties on October 6, 2008.
10. Notice of the application and public hearing was mailed to commenting agencies, adjacent landowners and interested parties on November 25, 2008.
11. Notice of the application and SEPA threshold determination was published in the Omak Chronicle (Okanogan County's legal periodical of record), the Methow Valley News, and the Quad City Herald on August 6, 2008. Notice of application and final SEPA determination was published in the Omak Chronicle (Okanogan County's legal periodical of record), the Methow Valley News, and the Quad City Herald on October 8, 2008. Notice of the application and public hearing was published in the Omak Chronicle (Okanogan County's legal periodical of record), the Methow Valley News, and the Quad City Herald on November 26, 2008.
12. The date of publication for the SEPA environmental threshold (preliminary) Mitigated Determination of Non-Significance is August 6, 2008. The comment period ended September 2, 2008.
13. The date of publication for the SEPA final Mitigated Determination of Non-Significance is October 8, 2008. The appeal period ended October 27, 2008.
14. The Okanogan County Regional Planning Commission conducted a public hearing on December 8, 2008. From this public hearing the Planning Commission offered a recommendation to the Board of Okanogan County Commissioners.
15. The Board of Okanogan County Commissioners held a meeting in order to review the proposed subdivision. At this time the Board considered the recommendation from the Okanogan County Regional Planning Commission.

ATTACHMENT O

CONCLUSIONS OF LAW

The following are conclusions of law:

1. The proposal is in compliance with the Okanogan County Subdivision regulations.
2. Applicable goals, policies, and provisions of the Okanogan County Comprehensive Plan were considered in analysis of this proposal.
3. The proposal could be made compatible with the Comprehensive Plan, and the surrounding area, by the Board of Okanogan County Commissioners requiring appropriate conditions of approval.
4. The proposal meets all current Okanogan County zoning ordinance regulations.
5. Any conditions of approval will be reasonably calculated to insure the subdivision is compatible with the Comprehensive Plan and Zoning for the subject area.
6. The conditions of approval are not unnecessarily onerous.
7. The conditions of approval will protect public health, safety, morals and general welfare.
8. The SEPA environmental determination has not been appealed and is final.
9. Comments from state, federal, and local agencies, and the commenting public were received, reviewed by staff, and considered in analysis of this proposal.

ATTACHMENT P

CONDITIONS OF APPROVAL

The following are proposed conditions of approval:

1. All requirements of RCW 58.17 (Plats-Subdivisions-Dedications) and Okanogan County Code Chapter 16 (Subdivisions) and Chapter 17 (Zoning) must be met prior to final approval.
2. All representations made by the applicant verbally, written, and during public testimony shall be deemed conditions of approval.
3. Prior to the submitting of the final mylar, the applicant will submit a paper or electronic copy of the final plat in order for the Planning Department to review it for compliance with the conditions of approval and all applicable platting regulations. Once reviewed as complete, the Planning Department will request that the surveyor prepare the final plat on 24"x36" stable base mylar, which must be signed and stamped by the surveyor.
4. All landowners of record must sign the final plat.
5. The plat name and project number is "*Copperstone Long Plat, LP 2008-5*". This must be clearly shown on the final plat.
6. The final plat must include signature blocks for the following Okanogan County agencies: the Board of County Commissioners, Okanogan County Health District, Okanogan County Treasurer, Okanogan County Assessor, Okanogan County Engineer, Okanogan County Auditor (for filing purposes) and the Office of Planning and Development Administrator.
7. The final plat will include reference to all, if any, covenants, conditions, and restrictions which would be filed along with, or prior to, the final plat. The Planning Department will conduct a consistency review prior to final approval.
8. All property taxes for the current year, the following year plus an additional 25 percent must be paid in full prior to final approval.
9. A current title report or plat certificate must be submitted to the Office of Planning and Development and must be no more than 120 days old at time of final approval.
10. All present and proposed easements and right-of-ways must be shown or referenced on the final plat.
11. The landowner(s) shall acknowledge that Okanogan County has a farm operations ordinance. The acknowledgement will be made in the form of a certificate, clearly stating the nature of applicable inconveniences and impacts. The County shall provide the landowner with the certificate. The certificate must be recorded with the Okanogan County Auditor along with, or prior to, each property conveyance. The final plat must reference this acknowledgement.
12. All lots must meet minimum dimensional requirements according to the Okanogan County Zoning Code, OCC Title 17.
13. Include the following disclaimer: "Okanogan County is not responsible for building or maintaining roads within this development".
14. Include a potable water disclaimer stating: "*All potable water will be provided a Group-A water system identified as _____.*"

2. Codling moth infestation must be controlled, and verified by Okanogan County Pest Control, prior to final approval.
3. Prior to final approval, the developer must consult with Okanogan County Pest Control. The developer must use current pesticide application standards, as determined by Okanogan County Pest Control, in order to maintain pest-free fruit trees.

Wildlife Habitat

1. Locate buildings outside migration routes and orient building sites in such a manner to allow open space in areas that already provide cover for wildlife.
2. Include a plat restriction requiring all property fences to be of wildlife friendly design as defined by the Okanogan County Critical Areas ordinance (OCC 14.12) and Washington Department of Fish and Wildlife.

Light Pollution

1. Include a plat restriction requiring all exterior lighting to be shielded and/or downcast causing no direct off-site lighting. This restriction will be identified in the CC&R's.

Shorelines

1. No division of land may take place within the conservancy shoreline environment. Draw and label the boundary of the shoreline environment on the face of the plat. The boundary extends 200 feet landward from the ordinary high water mark, or to the boundary of the 100 year floodplain, whichever is greater. Include the following plat disclaimer: "*Master Program for Okanogan County Shoreline Development standards apply for all development within the shoreline environment.*"
2. Submit professional documentation showing delineation of the Ordinary High Water Mark. This mark must be accurately shown on the final plat.
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4. The "caretaker's residence", "storage building", and "beach house" areas cannot be made individual lots if located within the shoreline environment.

Underground Utilities

1. As proposed by the applicant, the entire development will be served by underground utilities for water (domestic and irrigation), wastewater, electrical power, and telephone.

Noxious Weeds

1. A noxious weed control plan will be developed. The plan will be developed in coordination with Okanogan County Office of Noxious Weed. The plan must be approved by the Noxious Weed office. The noxious weed control plan must be implemented by the homeowners association and all landowners within the development area. The noxious weed control plan must be identified in the CC&R's.
2. No 2,4-D will be sprayed within 60 feet of the Methow River. This restriction will be identified in the noxious weed control plan. Include the following plat restriction: "*No 2,4-D should be sprayed within 60 feet of the Methow River.*"

Archaeological Findings

1. If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify Okanogan County Planning, archeology specialists of the Colville Confederated Tribe, and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.

Water Quality

1. A NPDES Construction Stormwater General Permit is required prior to construction activities. All internal roadways will be graded and culverts installed to direct runoff into on-site containment/treatment areas. No runoff will be allowed directly into the nearby waterways. Erosion will be controlled through the use of coffer dams and other techniques to insure on-site treatment for sediments and petroleum contaminants. All roadway design, culvert placement, and on-site containment/treatment areas must be approved by Okanogan County Public Works, and meet the requirements of Washington State Department of Ecology's NPDES Construction Stormwater General Permit. The applicant must submit proof of compliance from both agencies prior to final approval.

Roads and Access

1. Prior to final approval, the developer must create a road maintenance agreement and bylaws forming a homeowners association. The homeowners association must enforce the road maintenance agreement.
2. An adequate amount of sight distance is needed at the southern intersection of Burma Road and Highway 153. Current design standards are found in WSDOT Design Manual, Chapter 910, Figure 910-22a. Obstructions to sight distance are located on property which is not owned by the developer. The developer must clear the sight obstructions, creating adequate sight distance, and this must be approved by the Washington State Department of Transportation prior to final approval, provided that permission is granted by the landowner(s) of such property. If sight obstructions are located in Okanogan County right-of-way then permission to clear must come from Okanogan County.
3. The developer must dedicate an additional 10 feet of right-of-way along the frontage of Burma Road.
4. The primary and secondary access points from the Copperstone development to Burma Road must be permitted, built, and inspected prior to final approval, or bonded. If the developer chooses to bond for the construction of these access points, then the bond must be approved by Okanogan County Public Works. Both accesses must be located so they have adequate sight distance as identified in the "Okanogan County Road and Street Standards and Guidelines for Developments".
5. Each lot must have legal access. All access roads must be built according to "Okanogan County Guideline for Streets and Developments" (road categories 1, 2, and 3). A color coated chart is attached, showing which access roads must be constructed to what category. All roads must be built and inspected prior to final approval, or bonded. If the developer chooses to bond for the construction of these access points, then the bond must be approved by Okanogan County Public Works. Also, if a bond is approved in order to construct roads after final approval, then building permits will not be issued for those lots without access roads which have been built by the developer and then approved by Okanogan County Public Works.
6. Prior to final approval, the developer must make improvements to Burma Road. The developer must pave and stripe Burma Road from the bridge to the primary access intersection with the Copperstone development. Improvements must meet the design standards as identified in the "Okanogan County Road and Street Standards and Guidelines for Developments" and must be inspected and approved by Okanogan County Public Works.
7. As proposed by the developer, all road banks will be planted with native grasses and wildflowers.
8. All off-road operation of bicycles, motorcycles, and ATV's must be kept within individual lots or on designated road and/or trail right-of-ways. This restriction must be enforced by the homeowners association.

Soil Testing

1. Soil evaluation test-hole inspections are required for all lots prior to final approval. The results of soil testing must demonstrate that each lot is capable of handling a septic system. Soil testing must be conducted and approved by Okanogan County Public Health.

Current Use Taxation

1. Tax parcels 3023180014, 6023183004, 3023131002, and 3023132001 must be removed from the current use tax program, including the payment of associated taxes and penalties, prior to final approval.

Orchard Pest Control

1. The proponent must create an apple re-growth sprout control plan in coordination with Okanogan County Pest Control, prior to final approval.

15. Draw and label the boundary of the 100 year floodplain, separately from the shoreline environment. Include the following plat disclaimer: "*Okanogan County Code 15.08, Floodplain Management, standards apply for all development within the identified 100-year floodplain boundary.*"
16. All construction activities must cease immediately if archaeological resources are discovered. Include the following disclaimer on the final plat: "*If any Native American grave sites or archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify Okanogan County Planning, archeology specialists of the Colville Confederated Tribe, and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020.*"
17. In regard to establishing an adequate water supply, all requirements of Public Health must be completed prior to final approval of this plat, as identified on the attached comment form. The developer is advised that additional approvals (outside of the subdivision process) are required for commercial kitchens, transient tourist accommodations, and swimming pools.
18. All requirements of Public Works must be completed prior to final approval of this plat, as identified on the attached comment form.
19. Internal roads must be named and private road signs installed prior to final approval, as identified on the attached comment form. Road names must be applied for and approved by Okanogan County 911 Addressing.

SEPA Mitigation Measures:

The following are mitigation measures which were copied from the final SEPA determination issued for this project. These mitigation measures must be completed prior to final approval of the subdivision.

Water Resources & Water System

1. Potable water will be provided by a Group-A water system. The design of this system must be approved by Washington State Department of Health and verified by Okanogan County Public Health prior to final approval. The system must serve an adequate water supply to each lot, the caretaker house, beach house, and club house facilities. The water system must be metered. All future water withdrawal is limited to the water system guidelines.
2. No exempt wells are allowed to serve this development area, now or in the future.
3. The water right change must be approved by the Washington State Department of Ecology prior to final approval.
4. As proposed, the developer will construct 3 pond/reservoirs for water storage. If the pond/reservoir design identifies water storage depth of 10 feet or more, or identified impoundment of 10 acre feet or more, then the proponent must receive a reservoir permit from the Washington State Department of Ecology prior to construction of the reservoir pond(s).

Sanitary Control Zones

1. A 100-foot radius sanitary control zone (scz) must be established around any and all wells (of any type) that are within the boundaries of this subdivision, or that serve this subdivision (even if they are located outside the plat boundary), with protective language on the face of the plat.





Air Quality

1. The proponent will prepare a fugitive dust control plan in coordination with Washington State Department of Ecology. This plan must be approved by WSDOE prior to any further development activities. All development must abide by the fugitive dust control plan.
2. On-site burning of construction debris is prohibited.
3. As proposed by the developer, all stoves must be either electric, natural gas, propane or clean burning EPA-certified woodstoves. All stoves and barbeques in common structures (beach house and club house) will be propane rather than wood burning. The developer will include this requirement in the CC&R's adopted for the Copperstone development.

Copperstone

Vicinity Map
Figure 1

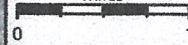
LEGEND

-  Towns
-  Highways
-  Project Area
-  Rivers

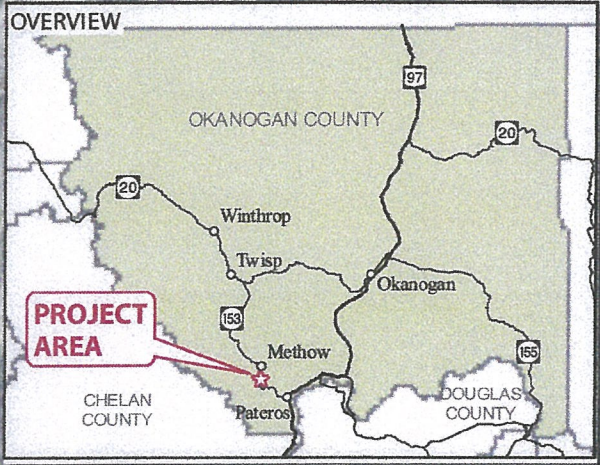
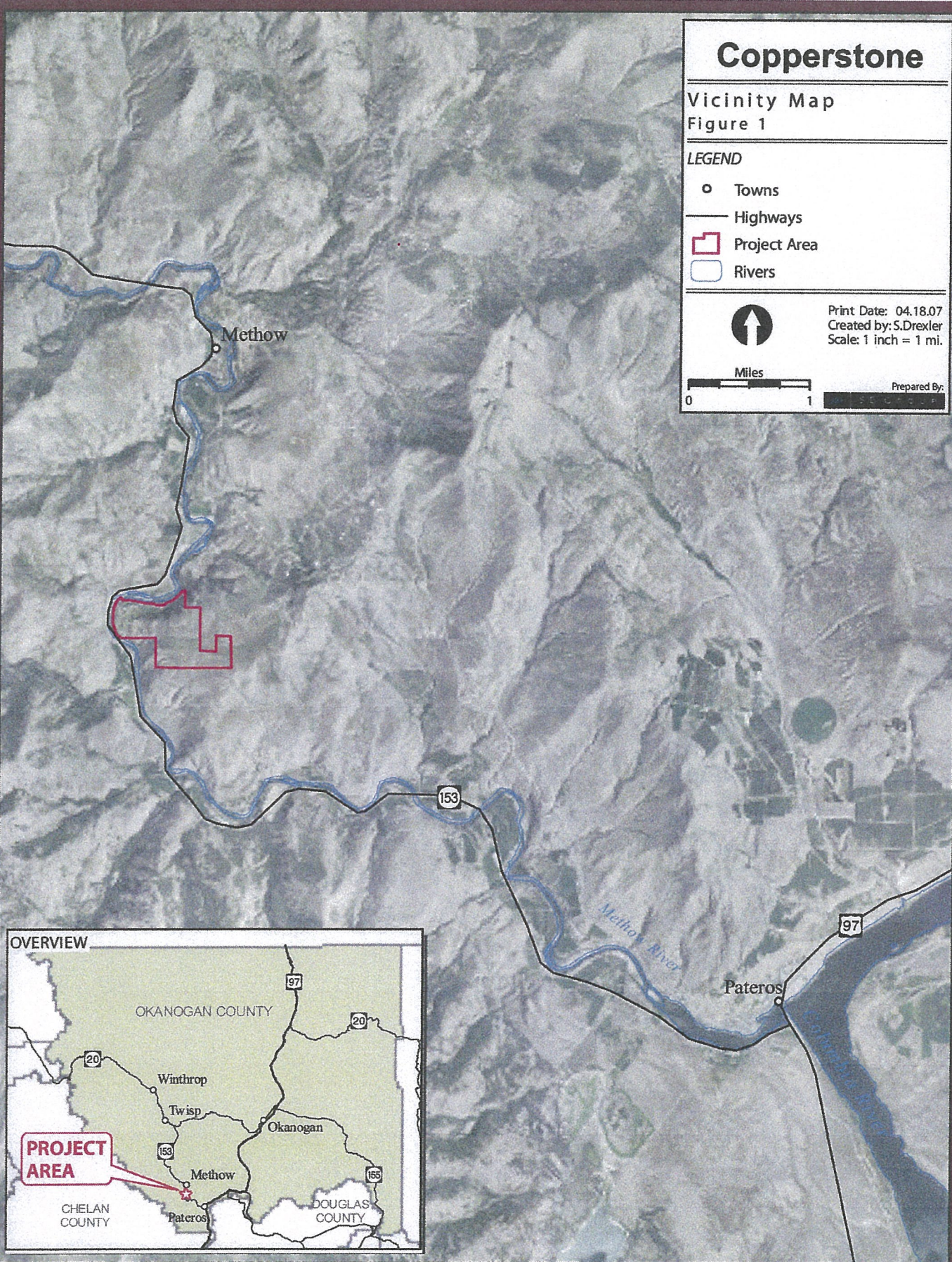


Print Date: 04.18.07
Created by: S.Drexler
Scale: 1 inch = 1 mi.

Miles



Prepared By:



Copperstone Figure 1

Site Plan



Legend:

- Property Boundary 271 Acres
- Community Open Space 150 Acres
- Private Open Space 94 Acres
- Building Envelope
- 200' OFWM Setback
- OFWM Line
- Trails

