



STEVENS COUNTY LAND SERVICES

NOTICE OF DECISION

To: Land Services Building Division
Stevens County Public Works
Avista Utilities
DAHP
WA Dept of Fish & Wildlife
US Army Corps of Engineers
Stevens County Fire District #1
Inland Power & Light
Colville Confederated Tribes
FEMA
Applicant/primary contact
David Greco
Doug and Betsy Hammond
Bill Nulf
Courtney and Cody Brown

DOE-SEPA Register
WA State Dept of Health
Century Link Communications
NE Tri-County Health
DNR – Aquatics, NE Region & SEPA Center
Loon Lake School District #183
Stevens County Fire Marshal
Stevens PUD
Spokane Tribe of Indians
USA Fish and Wildlife
Ken Santora
Jo and Garrett Skaufel
Emily Wendel
Gerald and Gretchen Rasley
Cornell & Barbara Tenneson

From: Evelyn Tichacek, Planner

Date: September 23rd, 2025

Subject: Notice of Approval for REZ-25-001, Site-Specific Rezone for Indian Head LLC

Pursuant to SCC 3.30, notice is hereby given of the decision by the Board of Stevens County Commissioners in regular session on September 23rd, 2025, at Colville, Washington to **approve** Ordinance #2025-01, a map amendment to the Stevens County Title 3 Zoning map for a Site-Specific Rezone, by the following vote: 2 for approval and 1 absent/recused.

REZ-25-001: Applicant: R. Michael Harrison for Indian Head LLC. REZ-25-001 proposes to rezone approximately 23 acres from Rural Area 20 (RA-20) to Rural Area 5 (RA-5). The 23 acres is a portion of a 28-acre lot that is in a split zone. The remaining approximately 5 acres are currently in a RA-5 zone.

Location: Amended Assessor's Tax #67, being portions of the Southeast quarter of the Southeast quarter, Government Lot 7, and Government Lot 11 in Section 1, Township 30 N, Range 41 East, W.M., Stevens County, Washington.

Tax Parcel #: 5224300

Site Address: 47XXX East Deer Lake Way, Loon Lake, WA 99148

APPEAL: Pursuant to RCW 36.70C, appeals of this decision may be made by filing a petition for review with the Stevens County Superior Court within 21 days of the signing of Ordinance #2025-01. **Deadline to file an appeal is Tuesday, October 14th, 2025.**

DOCUMENTS: Copies of the documents can be found under the "Public Notices" tab of the Planning Division of the Stevens County Land Services Department website at www.stevenscountywa.gov.

Copies of the file may be requested via a Public Records Request submitted to the Stevens County Public Records Office.

CONTACT: For more information, contact Evelyn Tichacek, Planner, Stevens County Land Services Department, 215 S. Oak – Courthouse Annex, Colville, WA, 99114. Email: etichacek@stevenscountywa.gov, phone: (509) 684-2401.

Building Division: (509) 684-8325
FAX: (509) 685-0674

TTY: (800) 833-6388

Planning Division: (509) 684-2401
FAX: (509) 684-7525

MAILING ADDRESS: 215 S. Oak St. – Courthouse Annex • Colville, WA 99114
STREET ADDRESS: 260 S. Oak St. – Courthouse Annex • Colville, WA 99114

BEFORE THE BOARD OF STEVENS COUNTY COMMISSIONERS

**IN THE MATTER OF A TITLE 3 ZONING MAP
AMENDMENT**

Ordinance No. 2025-01

**Adoption of Title 3 Zoning Map Amendment
for REZ-25-001**

- 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 November 23rd, 2022, pursuant to Ordinance No. 2022-05; and,
- WHEREAS,** The Stevens County Development Regulations, SCC Title 3, was adopted on November 23rd, 2022, pursuant to Ordinance No. 2022-05; and,
- WHEREAS,** The Comprehensive Plan and Development Regulations provide for an amendment process.

NOW THEREFORE BE IT HEREBY ORDERED 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. Rezone application number REZ-25-001 is a proposal to rezone approximately 23 acres from Rural Area 20 (RA-20) to Rural Area 5 (RA-5). The 23 acres is a portion of a 28-acre lot that is in a split zone. The remaining approximately 5 acres are currently in a RA-5 zone. The subject property is shown on the attached map and is described as: Amended Assessor's Tax #67, being portions of Government Lots 7 and 11 and the Southeast quarter of the Southeast quarter in Section 1, Township 30 North, Range 41 East, W.M., in Stevens County, Washington. Amended Parcel B of Certificate of Exemption No. COE 96-2023 recorded September 25th, 2023, under Auditor's File No. 2023 0005932. Tax Parcel Number 5224300. Site Address: 47XXX East Deer Lake Way, Loon Lake, WA 99148.
2. Pursuant to SCC 3.30, proper notice and an opportunity to comment on the proposed map amendments was given to property owners within 300 feet of the site, required agencies and service providers with the "Notice of Complete Application with SEPA DNS/Notice of Hearings" (NOA) issued on June 18th, 2025. The 300-foot perimeter line was expanded to include the boundary of adjacent parcels owned by the property owner. Legal notice was published in the *Chewelah Independent* on June 26th and July 3rd, 2025. The notice and associated file information was posted on the Land Services website. Evidence of this notice is in the project file.
3. Pursuant to SCC 3.30 and WAC 197-11-340, a SEPA DNS was issued on June 18th, 2025, in conjunction with the NOA for the proposed zoning map amendment. Notice of the DNS was posted on the Washington State Department of Ecology SEPA Register (Ecology SEPA Number

202502567). Legal notice was published in the *Chewelah Independent* on June 26th and July 3rd, 2025. Evidence of this notice is in the project file.

4. Eight (8) written comments pertaining to the applications were received. Four (4) from State and local agencies. Avista replied to the notice and stated that they have no concern with the application. Stevens County Public Works replied to the notice and stated that they have no concern with the application. Stevens PUD responded requesting clarification on the application. Stevens PUD additionally stated that Plant Investment fees were paid for 5 promised sewer connections and that water connections have not been paid for, but Stevens PUD does not currently have any capacity concerns. Washington State Department of Ecology submitted concerns about shoreline and wetland impacts. The County notes that this is a non-project action and all future development will be required to comply with regulations in effect at the time of permit application and vesting. Four (4) comments were received from property owners in the area opposing the project. Concerns include the private roads accessing the property, legal access to use the road, wildfire risk, steep slopes, failing retaining walls, wetlands, questioning the intent of the rezone and belief that environmental factors are at risk.
5. The Stevens County Hearing Examiner considered the matter at a public hearing on July 24th, 2025. Six (6) parties attended the hearing in person, including the applicant and three (3) attended virtually. The Hearing Examiner closed the record to written and oral comments at the end of hearing. After review and discussion of the testimony and written record, which included applications, notices, all written comments and the Planning Department's Staff Report, the Hearing Examiner made findings of fact and recommended that the proposal be approved by the Board of County Commissioners.
6. Pursuant to SCC 3.20.020, the proposed map amendments are consistent with the decision criteria for zoning reclassifications.
 - a. The proposal is consistent with the goals and policies of the Comprehensive Plan;
 - b. Environmental impacts associated with the use can be adequately mitigated through the imposition of reasonable conditions;
 - c. Adequate services and facilities, including transportation facilities, will be available to serve the range of uses in the proposed zoning classification;
 - d. The proposed reclassification is warranted because of a change in circumstances, or because of a demonstrated need for additional land within the proposed zoning classification, or because the proposed classification is appropriate for reasonable development of the subject property;
 - e. The reclassification does not reflect special treatment of the subject property; and
 - f. The reclassification would promote the general health, safety and welfare of the community.
7. The proposed designations of the subject property can be supported by adequate public facilities and services provided by Stevens PUD.
8. Any future development of the subject properties will have to comply with the applicable Stevens County development regulations, in addition to other local, state, or federal regulations.

9. The Stevens County Board of Commissioners held a closed record public hearing on August 26, 2025, to consider the application which was continued to September 8, 2025, and then continued to September 23, 2025.

NOW, THEREFORE BE IT ORDAINED that the Board of County Commissioners hereby approve REZ-25-001 to rezone approximately 23 acres from Rural Area 20 (RA-20) to Rural Area 5 (RA-5). The 23 acres is a portion of a 28-acre lot that is in a split zone. The remaining approximately 5 acres are currently in a RA-5 zone. The subject property is shown on the attached map and is described as: Amended Assessor's Tax #67, being portions of Government Lots 7 and 11 and the Southeast quarter of the Southeast quarter in Section 1, Township 30 North, Range 41 East, W.M., in Stevens County, Washington. Amended Parcel B of Certificate of Exemption No. COE 96-2023 recorded September 25th, 2023, under Auditor's File No. 2023 0005932. Tax Parcel Number 5224300. Site Address: 47XXX East Deer Lake Way, Loon Lake, WA 99148.

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 THAT this Ordinance shall be published in the official newspaper of the County and shall take effect and be in full force upon signing.

BE IT FURTHER ORDAINED THAT there is no administrative appeal for this decision. Pursuant to RCW 36.70C, appeals for this decision may be made by filing a petition for review with the Stevens County Superior Court within 21 calendar days of the signing of this Ordinance.

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 23rd day of September 2025.

2 YEA; 0 NAY; 0 ABSTAIN; and 1 ABSENT



BOARD OF COUNTY COMMISSIONERS
OF STEVENS COUNTY, WASHINGTON

[Signature]
Chairman Greg Young

RECUSED

Commissioner Mark Burrows

[Signature]
Commissioner Monty Stobart

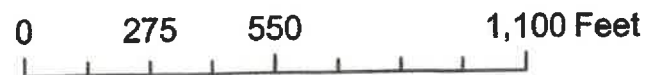
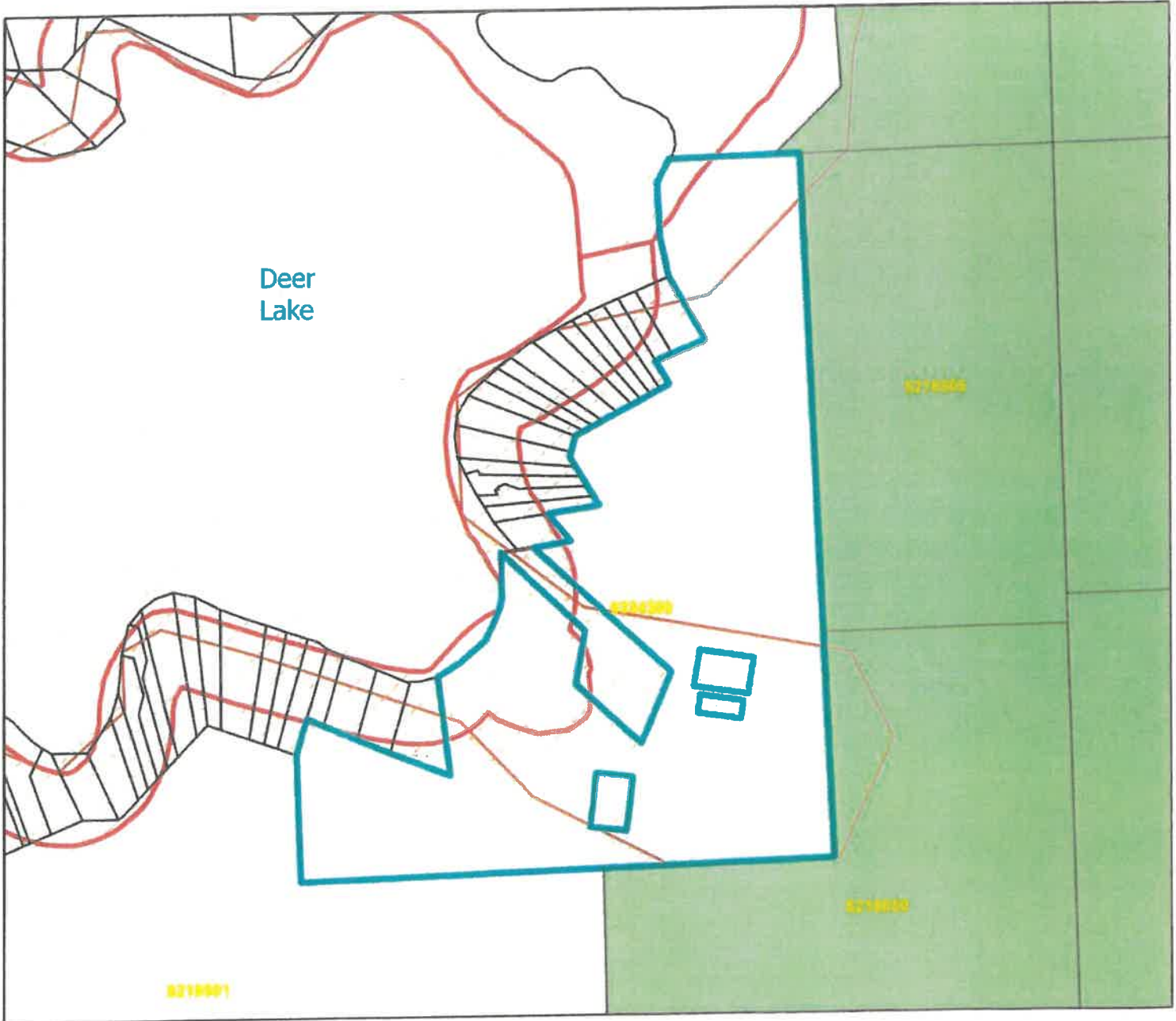
ATTEST:
[Signature]
Jonnie R. Brown, Clerk of the Board

Approved as to form: _____
Prosecutor's Office



Zoning Map for REZ-25-001
Requested by Indian Head LLC
Parcel #: 5224300

Assessor's Tax #67, being a portion of
Gov Lots 7 & 11 and the SE4 of the SE4
in Sec 1, Twp 31N, Rge 41 EWM



Disclaimer:
This map is for **informational purposes only**
to help identify the project location. It does not
represent a legal survey of the land. Stevens
County assumes no liability regarding the
information's accuracy.



Legend

- NR-Forest
- RA-20
- RA-5