



Environmental Impact Statement Addendum A

Revisions to the Okanogan County Comprehensive Plan
February 11, 2011

INTRODUCTION:

Addendum A of this Environmental Impact Statement discusses the probable, significant, and adverse impacts anticipated by the implementation of the latest draft of the revisions to the Okanogan County Comprehensive Plan. The latest draft of the Comprehensive Plan was made available for public review and a series of public hearings will be conducted in February and March of 2011. The review of this attachment will be conducted concurrently with the public hearings on the Comprehensive Plan.

This addendum will consider only those impacts anticipated by implementation of the Comprehensive Plan. During the course of the review process, the Okanogan Regional Planning Commission, supported by the Okanogan Board of County Commissioners, decided to conduct separate but consecutive reviews of the Zone Code and Subdivision regulation. In May of 2009, the decision had been made to conduct separate reviews of the Shoreline Master Program and Critical Areas Ordinance. The Fire Protection and Hazard Mitigation Plans have been adopted by the Board of County Commissioners.

Because of the above outlined decisions, the drafting of this Environmental Impact Statement will proceed as five separate addendums. The addendums will be issued on the following projected timetable:

- Attachment A: Comprehensive Plan revisions, February 18, 2011
- Attachment B: Shorelines Master Program, March 18, 2011
- Attachment C: Critical Areas Ordinance, March 28, 2011
- Attachment D: Okanogan County Code 17 - Zones, To Be Announced
- Attachment E: Okanogan County Code 16 - Subdivisions, To Be Announced

The release of each addendum will be noticed and have a 30 day comment period. The final Draft Environmental Impact Statement will be a compilation of the addendums along with a consistency review and accumulative impacts analysis. The accumulative impacts analysis will compare the existing regulation to the “highest impact” scenario in each of the regulatory bodies under review.

The analysis of the Comprehensive Plan in Addendum A will compare the “highest impact” scenario to the existing comprehensive plan and accompanying regulation. Because review of the Zone Code is no longer concurrent with the review of the Comprehensive Plan, the impact analysis will be amended as necessary to reflect decisions made during the review process for the Zone Code. Ensuing review of the Shoreline Master Program, Critical Areas Ordinance, and Subdivision regulation may likewise create a need to revisit the impact analysis in any or all of the addendums.

SCOPING:

This Environmental Impact Statement started with a scoping period which began on January 14, 2009 and ended on February 20, 2009. The purpose of the scoping process was to identify areas for review in this Environmental Impact Statement in addition to those proposed by the SEPA Responsible Official. This addendum will provide analysis in each of the areas identified during the scoping process. The areas to be discussed are:

- 1) Earth
- 2) Air
- 3) Water
- 4) Plants
- 5) Animals
- 6) Energy and Natural Resources
- 7) Environmental Health
- 8) Land and Shoreline Use
- 9) Housing
- 10) Aesthetics
- 11) Light and Glare
- 12) Recreation
- 13) Historic and Cultural Preservation
- 14) Transportation
- 15) Public Services
- 16) Utilities
- 17) Economic Impacts
- 18) Public Safety
- 19) Customs and Culture
- 20) Climate change

EXISTING CONDITIONS:

The following table is a compilation of the existing land use designations and zones. Both Comprehensive Plan Land Use designations and zones are used in the table because the Land Use Designation Map in the existing comprehensive plan was never completed. The County has historically relied on designations in the Zone Code to provide not only regulation, but land use policy as well.

ZONE	ACRES
NEIGHBORHOOD USE	14.224
AGRICULTURAL – RESIDENTIAL	491.050
AIRPORT DEV DIST	176.645
BARNHOLT	642.670
CARLTON AGRICULTURAL	66.753
CARLTON COMMERCIAL	16.796
COMMERCIAL	223.291
INDUSTRIAL	7.479
LOW-DENSITY RESIDENTIAL	4605.097
MINIMUM REQUIREMENT DISTRICT	2234562.916
MOLSON OVERLAY	68725.526
MRD 1	601.612
MRD 12,500	27.531
PLANNED DEVELOPMENT	61.412
RURAL RESIDENTIAL	17430.977
SCHOOL DISTRICT 350	1043944.462

PROPOSED CHANGES:

Densities:

Methow Review District

The Methow Review District, including Sub-Area A, currently contains 77,496.19 acres which is 2.27% of the land/water area of Okanogan County. The current proposal under review would implement no changes in the boundary or underlying zoning of the Methow Review District. This no-action alternative will not create any probable, significant, and adverse impacts to the environment.

Molson Overlay

The Molson Overlay currently contains 68,725.52 acres. The current proposal would change the Molson Overlay to a Rural-Low Density designation. The existing 20 acre density would be maintained by the proposed Agriculture - 20 zoning which is compatible with the Rural-Low Density designation. This no-action alternative will not create any probable, significant, and adverse impacts to the environment.

Barnholt Overlay

The Barnholt Overlay currently contains 642.67 acres. The current proposal would change the Barnholt Overlay to Rural-High Density designation. The existing 2 acre density would be maintained by the proposed Agriculture - 2 zone which is compatible with the Rural-High Density designation. This no-action alternative will not create any probable, significant, and adverse impacts to the environment.

Colville Reservation

The Colville Reservation contains 677,567.14 acres. Okanogan County operates with a cooperative agreement regarding land use proposals within the reservation boundaries. Colville planning often takes the role of lead agency for these proposals. The County Zone map shows the Colville Reservation as Minimum Requirement District. The current proposal retains the Comprehensive Plan designation of the Colville Reservation and the underlying zone of Minimum Requirement District. This no-action alternative will not create any probable, significant, and adverse impacts to the environment.

Public Land

The land under public ownership in Okanogan County currently includes 1,957,241.46 acres. This land currently bears the designation of public land. At this time, no land in Okanogan County bears a Resource Land designation. The current proposal would place lands under public ownership under the Resource Lands designation. Currently, lands owned by the public are zoned consistently with surrounding land such as Minimum Requirement District, Methow Review District, etc. The current proposal would make the existing zoning incompatible with the proposed Comprehensive Plan. To achieve consistency, the land in a Resource Land designation would be assigned a zone of either Commercial Agriculture - 20 or Forest - 20 depending upon the characteristics of the land.

The impact of the proposed changes is difficult to assess accurately. The Federal Government has a requirement to coordinate their land management practices with local regulation but at the same time often assert that they are exempt from local land use authority in so far as specific project requirements and restrictions are concerned. The State Agencies are under no specific requirement in the Planning Enabling Act to coordinate their land management practices with local regulation but the Agencies are required to comply with local zoning and permitting practices. For purposes of this analysis, it will be assumed that land use proposals on public land would be consistent with the current mix of Comprehensive Plan and Zone designations. Therefore future land use proposals would be consistent with the proposed Comprehensive Plan and Zone designations.

The purpose of the Resource Land designation is to recognize the suitability of the land for agriculture, forestry, and mineral extraction activities. The Resource Land designation promotes zoning that minimizes the conversion of these lands to other uses and discourages the permitting of incompatible uses. By placing these lands under the Resource Land designation, the potential for density in terms of residential use will be reduced overall. The creation of multiple lots smaller than 20 acres in size can be

accomplished only through the existing Planned Development zone and the proposed Cluster Subdivision. In either case, the footprint of the development would be reduced, in turn reducing impacts to the environment.

Further analysis of impacts caused by the expansion of the Resource Land designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement.

Minimum Requirement District

The Minimum Requirement District is a zone designation. It is found within a variety of land use designations in the current comprehensive plan such as “unclassified”. In this manner, the Minimum requirement District zone is often confused as a Comprehensive Plan Land Use designation. In the proposed Comprehensive Plan, the land currently in the Minimum Requirement District will bear the land use designation of either Rural-High Density or Rural-Low Density. Compatible zones in the Rural-High Density designation span possible densities of 1 to 5 acres. Compatible zones in the Rural-Low density designation span possible densities of from 5 to 20 acres. In each case, the use of the current Planned Development zone or the proposed Cluster Subdivision process can increase densities but with mitigations to off set the created impacts. For the purpose of this analysis, a “highest density scenario” will be assumed. A density of one acre will be assumed in the current Minimum Requirement District and compared to a density of one acre in the Rural-High Density designation and of 5 acres in the Rural-Low Density designation. Further analysis of impacts caused by the use of the Rural-High and Rural-Low density designations will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement.

The land currently in the Minimum Requirement District amounts to 2,234,562.91 acres. Density in the Minimum Requirement District is one acre. Due to constraints brought by topography and other regulatory restrictions, it is unlikely a build out density of one acre could be achieved. For purposes of this comparative analysis, no further attempt to refine the actual potential for build out will be made. It will be assumed the same restriction and constraints will exist in the proposed Rural-High and Rural-Low density designation.

In the current proposal, land contained in the Rural-High designation amounts to 230,507 acres. The Rural-High density designation allows compatible densities of from 1 to 5 acres. For purposes of this analysis, a one acre density will be assumed. Further analysis of impacts caused by the use of the Rural-High density designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement.

In the current proposal, land contained in the Rural-Low designation amounts to 430,236.73 acres. The Rural-Low density designation allows compatible densities of 5 acres and greater. For purposes of this analysis, a 5 acre density will be assumed. Further analysis of impacts caused by the use of the Rural-Low density designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement.

The balance of land in the Minimum Requirement District will now be designated as Resource Land, City Expansion Area, or Unincorporated Towns. The impact caused by the possible densities compatible with the Resource Land designation is discussed in a previous section. The impact caused by the possible densities in the City Expansion Areas and Unincorporated Towns will be discussed in a following section.

The proposed change in Land Use designation from Minimum Requirement District to Resource Land will result in a net reduction in compatible densities. The policies in the Resource Land designation encourages the clustering of residential density and discourages the permitting of uses incompatible with resource based activities. The conversion of land from Minimum Requirement District to Resource Land designation does not cause any probable, significant, and adverse impact to the environment. Further analysis of impacts caused by the use of the Resource Land designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement.

The proposed change in Land Use designation from Minimum Requirement District to Rural-Low density will result in a net reduction in compatible densities. The policies in the Rural-Low Density designation encourage the clustering of residential development. The conversion of land from the Minimum Requirement District to Rural-Low Density does not cause any probable, significant, and adverse impact to the environment. Further analysis of impacts caused by the use of the Rural-Low Density designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement

The proposed change in Land Use designation from Minimum Requirement District to Rural-High Density will result in no-action or a net reduction in compatible densities. The conversion of land from Minimum Requirement District to Rural-High Density will not cause any probable, significant, and adverse impacts to the environment. Further analysis of impacts caused by the use of the Rural-High Density designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement

The proposed change in land use designation from Minimum Requirement District to City Expansion Area may result in net increase in compatible densities. The current comprehensive plan has not adopted any city expansion areas so no comparative analysis will be conducted between the current proposal and past proposals. The policies in the proposed Comprehensive Plan encourage the permitting of urban level residential densities in the expansion areas. The policies in the proposed Comprehensive Plan encourage the permitting of industrial and commercial activities in the expansion areas. Both are encouraged premised on the city's ability to provide services for these land uses.

The proposed Comprehensive Plan contains policies that encourage cooperative review processes created to minimize the permitting of uses incompatible with neighboring activities and uses incompatible with the city's comprehensive plans.

In the proposed land use designation map, 8374.77 acres are included in the City Expansion Area designation. The proposed change in land use designation from Minimum Requirement District to City Expansion Area may result in a net increase in compatible density and the intensity of land uses which may result in an increased likelihood of impact to the environment. This increased likelihood of impact is to a degree off-set by the extension of city services into the expansion area but other mitigations may be required on a project specific basis. There are no policies in the proposed Comprehensive Plan that would direct amendments to the existing codes that reduce the level of project specific review required by these codes. Any probable, significant, and adverse impacts caused by land use proposals in the City Expansion Areas will be identified and mitigated during the project specific review. Further analysis of impacts caused by the conversion of land from Minimum Requirement District to City Expansion Area will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement.

In the proposed land use designation map, 812.82 acres are included in the Unincorporated Town designation. The proposed change in land use designation from Minimum Requirement District to Unincorporated Town may result in a net increase in density and the intensity of permitted uses which may result in an increased likelihood of impacts to the environment. Further analysis of impacts caused by the Minimum Requirement District to Unincorporated Town designation will occur when the proposed changes to the Zone Code are analyzed in Addendum D of this Environmental Impact Statement

Compatible Uses

The policies contained in the proposed Comprehensive Plan identify compatible uses within each land use designation. None of these policies direct amendments that diminish the review processes required by Washington State statute or Okanogan County code. These policies encourage the permitting of resource based activities in the Resource and Rural designations and discourage the permitting of incompatible uses. Further analysis of impacts caused by the permitted and/or conditional uses considered compatible in the Comprehensive Plan Land Use designations will occur when the proposed changes to the Zone Code and Zone Designation Map are analyzed in Addendum D of this Environmental Impact Statement

RESPONSES TO SCOPING ISSUES

1) Earth

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid reduces the potential for the creation of impervious surface and promotes more open space. The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by the proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

2) Air

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development promotes open space that allows greater areas of vegetation which improves air quality. Promoting a more compact transportation grid adjacent to service centers reduces the duration of average daily trips (ADT's) which should in turn reduce the emissions generated by travel. Energy distribution systems are often cited adjacent to major transportation corridors. By reducing the potential for off-the-grid development and the subsequent use of generators for power production and wood fueled heat, the emissions generated by the use of these appliances should be reduced. The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by the proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

3) Water

Groundwater

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers. This promotes the expansion of more efficient urban water systems and the creation of more efficient group water systems. The proposed policies encourage clustering of density. Reducing the overall footprint of development promotes open space that allows greater recharge of aquifers.

It is recognized that the availability of water will be a deciding factor in future settlement patterns both in terms of the location, intensity, and density of development. The policies and land use designations proposed in the revised Comprehensive Plan allow

sufficient flexibility in zoning to account for the availability of water in areas where that information is available. The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by the proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement

Surface Water

An analysis of the functionality of existing shorelines was completed as a part of the review and update process for the Shorelines Master Program. The results of this analysis find that the shorelines in Okanogan County are generally functioning at a high level under the current Comprehensive Plan and Shoreline Master Program. This analysis will be included as Appendix 1 of Addendum B of this Environmental Impact Statement.

An accumulative impacts analysis was completed for areas included in the proposed revisions to the Shoreline Master Program. This analysis will be updated and included as Appendix 2 of Addendum B to this Environmental Impact Statement.

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers. This promotes the expansion of more efficient urban water systems and increases the likelihood that the areas of greater density will be served by sanitary sewer systems. The policies in this proposed Comprehensive Plan promotes cooperative planning and permitting processes for development inside the City Expansion Areas. Through these efforts, infrastructure extension such as the Eastlake sewer line, are coordinated with development. The construction of similar infrastructure will improve the quality of both surface and ground water. The proposed policies encourage clustering of density. Reducing the overall footprint of development promotes open space that allows greater recharge of groundwater aquifers and retention of precipitation for better surface water flows and levels.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by the proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

4) Plants

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid reduces the potential for the creation of impervious surface and promotes more open space. The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

5) Animals

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid reduces the potential for the creation of impervious surface and promotes more open space. The proposed policies encourage the use of development practices that recognize those areas critical to wildlife in Okanogan County. The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

6) Energy Natural Resources

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed

policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid and settlement pattern raises the efficient use of energy and natural resources.

The policies in this proposed Comprehensive Plan promote the aggressive management of natural resources on public lands. The purpose of these policies is to maximize the use of these resources for energy production and other resource based activities while at the same time conserving or replenishing these resources for future activities.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

7) Environmental Health

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers. This promotes the expansion of more efficient urban water systems and the creation of more efficient group water systems. The proposed policies encourage clustering of density. Reducing the overall footprint of development promotes the creation of better on-site waste management systems.

An analysis of the functionality of existing shorelines was completed as a part of the review and update process for the Shorelines Master Program. The results of this analysis find that the Shorelines in Okanogan County are generally functioning at a high level under the current Comprehensive Plan and Shoreline Master Program. This analysis will be included as Appendix 1 of Addendum B of this Environmental Impact Statement.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

8) Land and Shoreline Use

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed

policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development.

An analysis of the functionality of existing shorelines was completed as a part of the review and update process for the Shorelines Master Program. The results of this analysis find that the Shorelines in Okanogan County are generally functioning at a high level under the current Comprehensive Plan and Shoreline Master Program. This analysis will be included as Appendix 1 of Addendum B of this Environmental Impact Statement.

An accumulative impacts analysis was completed for areas included in the proposed revisions to the Shoreline Master Program. This analysis will be updated and included as Appendix 2 of Addendum B to this Environmental Impact Statement.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

9) Housing

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development.

These policies increase the likelihood that development can proceed with greater efficiency, both in terms of construction cost and cost of service delivery, which lends itself to the greater possibility of an acceptable level of affordable housing stock.

The policies in this proposed Comprehensive Plan recognize the need for affordable farm housing. It encourages zoning which places the workforce in proximity to the agricultural operations.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

10) Aesthetics

The proposed Comprehensive Plan contains no policies specific to aesthetic values.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

11) Light and Glare

The proposed Comprehensive Plan contains no policies specific to light and glare.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

12) Recreation

Okanogan County has an adopted recreation plan which is slated for review and revision in the near future and will be the subject of a specific SEPA review.

The policies in the proposed Comprehensive Plan recognize the importance of outdoor recreation to the economy and lifestyle for Okanogan County residents. The critical role that management policies and practices on public lands have on the recreational opportunities in Okanogan County is recognized.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

14) Transportation

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce

impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid.

A compact transportation grid reduces the cost of service delivery in terms of repair and maintenance. The clustering of density in the settlement pattern creates a greater tax base compared to the linear miles of roads which allows a higher level of service for the resources available.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

15) Public Services

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid and settlement raises the efficiency and reduces the cost of service delivery.

The policies in this proposed Comprehensive Plan encourage a mix of compatible uses while at the same time discourages the permitting of incompatible uses. By promoting agriculture and resource based activity, industrial and commercial development, and a more compact residential settlement pattern, a greater tax base is created when compared to the cost of service delivery. This creates the potential for a higher level of service for the resources expended.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

16) Utilities

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of

development and promoting a more compact settlement pattern creates the opportunity for more predictable and efficient expansion of utility infrastructure.

The creation of City Expansion Areas is predicated on the Cities ability to extend city services. The policies encouraging coordinated project review between the County and the Cities in the City Expansion Area should result in a concurrent extension of city services to new development or create developer financed infrastructure that is compatible with city infrastructure when extension does occur.

Utility corridors often coincide with the transportation grid. By encouraging higher density and more intensive uses in proximity to the transportation, it increases the ability to maintain concurrency between development and the necessary expansion of utility infrastructure.

The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

17) Economic Impacts

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development.

These policies increase the likelihood that development can proceed with greater efficiency, both in terms of construction cost and cost of service delivery, which lends itself to the greater possibility of development proceeding in response to market demand and emerging opportunity.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

18) Public Safety

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development and promoting a more compact transportation grid increases the efficiency of public service delivery such as emergency medical and law enforcement. This reduces the cost of service delivery or allows a higher level of service for the resources available.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

19) Customs and Culture

The proposed Comprehensive Plan contain policies that reinforce the requirement in federal law that Federal Agencies coordinate with local government when rules or policies regarding land management are being considered. These same policies place similar expectations on State Agencies. These policies, along with the proposed land use designations on public land, recognize the importance public land and the management practices conducted on them impact the economics and lifestyle of the citizens in Okanogan County.

This proposed Comprehensive Plan recognizes the importance of agricultural and resource based activities on the economics and lifestyle of Okanogan County. The compatible activities in the proposed land use designations give emphasis to these activities and inform future revisions to the Zone Code. These activities are an importance part of the traditional livelihoods of Okanogan County residents.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

20) Climate Change

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development. Reducing the overall footprint of development promotes open space that allows greater areas of vegetation which improves air quality. Promoting a more compact transportation grid adjacent to service centers reduces the duration of average daily trips (ADT's) which should in turn reduce the emissions generated by travel. Energy distribution systems are often cited adjacent to major transportation corridors. By reducing the potential for off-the-grid development and the subsequent use of generators for power production and wood fueled heat, the emissions generated by the use of these appliances should be reduced. The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.

Summary:

The proposed policies and land use designations in the Comprehensive Plan will result in a net decrease in overall density from the existing comprehensive plan. The proposed land use designations allow zoning with greater density and more intensive uses adjacent to urban centers and major transportation corridors. The proposed policies encourage clustering of density adjacent to the transportation grid to reduce impacts and minimize the footprint of development.

The net result of the proposed policies and designations should decrease the likelihood of impact to the environment than possible with the current comprehensive plan and related regulation.

The Comprehensive Plan works in concert with the Shorelines Master Program, Critical Areas Ordinance, Okanogan County Zone Code, and Okanogan County Subdivision regulation. The policies contained in the proposed Comprehensive Plan do not direct the reduction of review processes or protections contained in these bodies of regulation. As noted previously in this Addendum, the likelihood of probable, significant, and adverse impacts caused by proposed revisions to those regulations will be examined in Addendums B, C, D, and E of this Environmental Impact Statement.