

Appendix 2: Comments to Scoping Notice



Okanogan County
Department of
Public Works

1234A Second Avenue South
Okanogan, WA 98840
(509) 422-7300 FAX (509) 422-7301

Robert Parten
Director

Josh Thomson P.E.
County Engineer

July 1, 2015

Mr. Ben Rough
Okanogan County Planning Dept.
123 5th Ave N Suite 130
Okanogan, WA 98840

RE: Methow Valley Zoning Regarding Gravel Pits

Dear Ben:

While the Okanogan County Zoning Code, Title 17 is under review for future revision and adoption we wanted to take this opportunity to submit comment regarding zoning and gravel pits within the greater Methow Valley area.

Aggregate sources are extremely important to Okanogan County Public Works and are vital in our operations to construct, repair and maintain county roads. During winter roadway maintenance activity we use thousands of cubic yards of sand each year to enhance traction for motorists on ice and snow covered roads. During the roadway maintenance season we use thousands of cubic yards of aggregate material for uses such as manufacturing cold mix asphalt that we use for pre-level during our chip seal program, coverstone for our chip seal program, other aggregate for roadway shoulder widening and repair, washout erosion repair, improving travel lanes on gravel roads and many other activities.

Current land use regulations in the Okanogan County Zoning Code precludes creation of new gravel pit sites in much of the Methow Valley. The Low Density Residential and Rural Residential District Zones only allow continued use of any existing gravel pits and prohibits any new gravel pits being developed. The Special Review Commercial, Neighborhood Use, Urban Residential and Airport Development Zoning Districts out right prohibit gravel pits. The only Zoning Districts that allows for the application of new gravel pits is the Methow Review District.



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With hauling costs including a 10 yard dump truck, pup trailer and truck driver of approximately \$91.00 per hour it's important to have aggregate sources within reasonable proximity to where it's needed to be used.

We respectfully request "gravel pit use" to be included and allowed by Conditional Use Permit in more Zoning Districts of the Methow Valley including the Upper Methow Valley, Mazama Area. Thanks you for your time and consideration to our request.

If you have questions or need any additional information, please call me at (509) 422-7317.

Josh Thomson
County Engineer
Okanogan County Public Works
509/422-7317
jthomson@co.okanogan.wa.us



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 13, 2015

Perry Huston, Director
Okanogan County Planning
123 Fifth Avenue North, Suite 130
Okanogan, WA 98840

Re: Scope of EIS – Amend Okanogan County Zoning Ordinance

Dear Mr. Huston:

Thank you for the opportunity to comment regarding the scope of Okanogan County's Environmental Impact Statement (EIS) associated with proposed changes to the County Zoning Ordinance. We have reviewed the documents and have the following comments.

WATER RESOURCES

Environmental review of zone designations should analyze and evaluate the likely impacts of the development allowed within each zone. Water use is essential for development, and causes environmental impacts which vary based on water availability and other factors. Ecology urges the County to prepare an EIS that fully and accurately discloses the wide-ranging impacts on water resources that would be caused by different zoning approaches, and includes analysis of development regulations that would prevent adverse impacts on groundwater supplies, existing water right holders, instream flows, and habitat for fish and wildlife. Further, the EIS should include a range of alternative planning approaches to minimize adverse impacts on water resources and on fish populations that depend upon water for habitat that would be caused by future development in rural Okanogan County.

Ecology's Water Resources Program provided comments on the Draft Okanogan County Comprehensive Plan on June 5, 2009, April 7, 2011, and June 21, 2013. Those comments identify potential impacts that could be caused by the proposed changes to the Zoning Ordinance. Therefore, Ecology requests that the EIS address the issues and concerns stated in these earlier letters, some of which are re-stated below:

- Water Resources is concerned for senior water right holders/users, which includes existing groundwater exempt uses. In addition to possible impairment to instream flows, other senior water right holders and existing exempt uses, Ecology fears the potential abuse of the groundwater exemption resulting from future developments as a



consequence of the zone changes. Ecology has cautioned the County a number of times through SEPA comments regarding the abuse of groundwater exemption. The EIS should include analysis on the potential for violation of the groundwater permit exemption statute through the “daisy-chaining” of permit-exempt wells and provide alternatives for development regulations that would ensure that the County would prevent such violations under a new zoning ordinance.

- This action involves areas that may be subject to the Instream Resources Protection Plan for the Methow River basin (WAC 173-548), Okanogan River basin (WAC 173-549) and Columbia River (WAC 173-563). Ecology regularly sends out Orders alerting water right holders they will be shut off in favor of instream flows for the Methow and Okanogan Rivers. Because users are already being shut off in the Methow and Okanogan River basins, it is critical the County carefully consider how to evaluate water availability and legal water sources to support and sustain growth in Okanogan County. There should be analysis related to the limited availability of water in these basins and how proposed densities in various zones would or would not be viable as a result of water availability limitations.
- It is also important to note that on July 28, 2011, the Washington Supreme Court issued its decision in *Kittitas County v. Eastern Washington Growth Management Hearings Board*, 172 Wn.2d 144, 256 P.3d 1193 (2011), a case which included a major issue relating to the respective roles of Ecology and local governments in the management of water resources. The Court concluded that in implementing RCW 19.27.097 and RCW 58.17.110, counties must ascertain that water is legally available, and not just physically or factually available, before they can approve applications for subdivisions and building permits. Under this holding of the Court, counties are not merely required to ascertain that water is physically available, for instance, through hydrogeological data showing that a well can successfully yield water, but must determine that there is an “appropriate provision for potable water supply” to approve a subdivision under RCW 58.17.110. The EIS should include analysis on whether and how there would be compliance with the *Kittitas* decision under proposed zones, and should describe and analyze approaches that would involve development of a mitigation system through the transfer of existing water rights into one or more water banks for mitigation for new permit-exempt uses when it is determined that no water is available for new uses under the reservations of the Methow Rule and to ensure that new permit-exempt wells will not injure holders of irrigation water rights that are subject to curtailment when the instream flows under the Methow Rule and the Okanogan Rule are not met. To include such approaches in the EIS, Ecology encourages the County to look to the system developed in Kittitas County that

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was instituted there in order for the County to comply with the Supreme Court's decision in the *Kittitas* case.

In essence, Okanogan County's EIS should fully consider and address impacts on groundwater resources, existing water right users, and instream flows, and include alternative zoning approaches that prevent adverse impacts on existing water right holders and instream flows. Thank you for your consideration of these comments in determining the scope of the County's EIS.

If you have any questions or would like to respond to these Water Resources comments, please contact **Tom Perkow**, Acting Section Manager at (509) 454-7647 or email at tom.perkow@ecy.wa.gov.

WATER QUALITY

Ecology-Water Quality has also previously commented on the Draft EIS for revisions to the Okanogan County Comprehensive Plan. Ecology remains concerned about the potential impacts to the quality of surface and ground waters in Okanogan County as a result of the drafted zone designations, particularly the zone of Rural 1 (R1, 17A.040). Ecology asks that the scoping of the EIS address the following:

Ground Water

- Minimum Requirement District that will be Rural-High Density (1 acre minimum), please describe how potential impacts to ground water from this density of on-site septic systems will be assessed to insure that groundwater quality will not be affected.
- Within the high density zones, please describe how areas of higher risk to ground water contamination from on-site septic systems will be identified, based on geology, soil types, water table characteristics, proximity to water bodies, groundwater monitoring, etc. Please explain how zone designations and limitations will mitigate the risk to ground water.
- Please describe how the need for mitigating (if any) effects of on-site septic systems on ground water quality will be identified. Explain how appropriate requirements will be identified.

Surface Water

- Within the high density zone designations, please describe how areas of higher risk to surface water contamination from development activities and/or installation of on-site septic systems will be identified, based on geology, soil types, water table characteristics, proximity to water bodies, etc. Please explain how zone designations and limitations

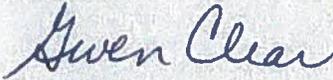
Mr. Huston
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Page 4

mitigate the risk by specifying stormwater construction requirements or best management practices, required septic system type or technology, location, etc.

- Please describe how the need for mitigating the effects of on-site septic systems on surface water quality will be identified. Explain how appropriate requirements will be identified.

If you have any questions or would like to respond to these Water Quality comments, please contact **Mark Peterschmidt** by phone at (509) 457-7843 or email at mape461@ecy.wa.gov.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

4843
e-cc: Perry Huston
Ben Rough

The Methow Valley Citizens' Council

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November 13, 2015

Mr. Ben Rough, Senior Planner
Okanogan County Office of Planning and Development
123-5th Ave North, Suite 130
Okanogan, Washington 98840

Re: Determination of Significance and Request for Comments on Scope of the EIS for the Okanogan County Zoning Update.

Dear Mr. Rough:

Thank you for the opportunity to comment on the Scope of the proposed Environmental Impact Statement (EIS) for the Okanogan County Zone Code Update, pursuant to the State Environmental Policy Act (SEPA). The Methow Valley Citizens' Council (MVCC) offers the following comments for your consideration:

TIMING

The draft Zone Code and the EIS come at an inopportune time. As you know, the Futurewise/MVCC lawsuit against Okanogan County regarding the Comprehensive Plan is scheduled for a hearing in Superior Court on November 23, 2015. It would seem both fiscally prudent and good policy to delay further expenditure of dollars, staff resources and the involvement of the Planning Commission until the Court has offered guidance to all parties in its decision. MVCC is unaware of any legal deadlines that would drive the self-imposed schedule that Okanogan County has undertaken.

No one can predict the outcome of the court action. However, should Futurewise/MVCC prevail in the lawsuit, the Court may well remand the Comprehensive Plan on which the draft Zone Code is based, thereby putting a hold on the Zone Code and the EIS. One of the key contentions of the plaintiffs is that there should have been a lasting Determination of Significance and EIS on the Comprehensive Plan, not on the Zone Code. Furthermore, the purpose of an EIS should be to inform the decision makers of the environmental consequences of one or more alternatives. The aggressive timeline for the Planning Commission to hold hearing on the draft Zone Code in January 2016 suggests that either (1) the proposed EIS will be rushed, incomplete, or fail to evaluate viable alternatives in a good faith manner, or, (2) that the Planning Commission recommendation will be disregarded in the first instance.

Similarly the draft Cluster Land Division/Subdivision code is not available for review by the public at this time, and it represents a key provision of development and growth regulation. How can the

The Methow Valley Citizens' Council

public reasonably be expected to see the complete picture of what is allowed and not allowed with this missing piece? (See comment 11 below)

We note that the Critical Areas Ordinance update is far behind schedule, and the county's Shorelines Master Program has yet to be approved by Ecology. How can Zone Code maps be produced without these underlying requirements in place?

For these reasons, MVCC suggests that the draft Zone Code, EIS, and Planning Commission hearings be put on hold until there is greater clarification on the status of the Comprehensive Plan. If Okanogan County prevails on all counts, then the clock can be started again.

SCOPING

If Okanogan County persists in proceeding with the EIS, we offer the following suggestions and comments:

1. The Methow Valley Citizens' Council supports the County's Determination of Significance for the draft Zone Code.

While MVCC believes that the Determination of Significance should have been retained for the Comprehensive Plan, we have no quarrel with the County's determination that "...this proposal (the draft Zone Code) is likely to have a *significant adverse impact* (emphasis added) on the environment."

2. The No-Action alternative should be to retain the existing Zone Code.

The impacts of the draft Zone Code should be compared to the existing Zone Code in terms of density, water supply and quality, transportation, air quality, public services and safety, Critical Areas, Shorelines, and Resource Areas. Other alternatives to be comparatively analyzed for environmental consequences include the draft Zone Code included in the Comprehensive Plan update dated June 15, 2005, and the October 16, 2009 draft Zone Code.

3. Project Review and Enforcement:

- **The EIS should fully examine the authorities and describe the regulatory timing and process gaps among the Planning, Building, and Health Departments for project applications, review and enforcement, especially as they relate to water quantity and water quality.**
- **The EIS should include a description of the authorities and practices of the Health Department regarding their process for determining "The adequacy and availability of lawful water supplies."**

Appendix A of the Scoping Notice purports to describe the project review process in Okanogan County. One question is whether the County has the process in place to adequately mitigate the consequences of this draft Zone Code. A more pertinent question is whether Okanogan County has

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the authorities in place and the will to require and enforce those mitigation measures. MVCC is aware of a number of past and present developments that indicate a lack of coordination among departments. The EIS should fully examine the authorities and gaps for land use regulation that lie within the Planning, Building, and Health Departments, especially as they relate to water quantity and water quality (see comment 5 below). We suggest that the EIS include a description of the authorities and practices of the Health Department regarding : "The adequacy and availability of lawful water supplies is required for the issuance of any subdivision conditional use permit and building permit under the requirements of state law and implementing cases." (see June 21, 2015 letter from Ecology to Mr. Huston.)

4. Impacts of high-density development in Rural Zones:

- **The full build-out allowed under the draft Zone Code should be analyzed relative to density, uses, transportation, public services, public safety, Critical Areas, Shorelines, Resource Areas, air quality, water supplies and water quality.**

The densities allowed by the draft Zone Code in rural areas are simply stunning. Rural 1 (High density rural, an oxymoron if there ever was one) provides for one primary residence, one accessory dwelling, or five apartment units on a one acre lot. Rural 5 Zone allows up to 25 apartment units, while Rural 20 allows up to 100 apartment units.

5. Air quality:

- **The EIS should carefully evaluate and model the impacts of increased density, outdoor burning, and in indoor wood stove heating.**

Air quality is of significant concern in parts of Okanogan County, especially for PM 2.5 caused by outdoor and indoor burning during times of air stagnation. Presumably, a significant portion of new homes will heat with wood burning stoves. Given the densities allowed by the Comprehensive Plan and draft Zone Code, air quality could suffer to the point that the County could reach non-attainment status sometime in the future. We ask that the EIS carefully evaluate and model the impacts of increased density, outdoor burning, and in indoor wood stove heating. If the County intends to offer the requirement for certified stoves in new construction as mitigation, then the County needs to enforce that provision rigorously.

6. Water Resources:

- **The EIS of zone designations should analyze the likely impacts of the development allowed within that zone, to include impacts on senior water right holders and users and instream flows for the Okanogan and Methow Rivers.**
- **The EIS should consider an alternative which relies on studies (such as the Aspect study) that document lack of water availability in the Methow Valley.**

We understand that interruptible water rights are not allowable for residential development. Given that some permit exempt wells in some areas may be required to cease pumping to protect senior water rights and instream flows, we ask that the County describe the authorities and

The Methow Valley Citizens' Council

procedures to identify and notify these users and to inform future purchasers of land of the risk they take. *Caveat emptor* is not an adequate policy given the complexity of the water resources situation in Okanogan County. The EIS should consider an alternative which relies on studies (such as the Aspect study) that document lack of water availability in the Methow Valley.

7. Water quality:

- **The EIS should explain what ordinances or other regulations are in place, and how they are enforced, in order to mitigate the risk of groundwater contamination from on-site septic systems in higher density zones.**
- **The EIS should clarify how ordinances or other regulations will be developed and enforced to mitigate the risk of surface water contamination from development activities and/or installation of on-site septic systems in higher density zones.**

Groundwater: Given the densities possible, especially in the Rural High Density zone, it is of paramount importance that Okanogan County has the staff, expertise, and authorities to regulate well drilling and septic systems on one acre properties. The risk of too many septic systems on smaller lots poses a greater threat of contaminating groundwater needed for domestic drinking water wells and for degradation of surface water quality. As stated in Ecology's June 21, 2013 letter to Mr. Huston, "In higher density zones, the County will need to describe how areas of higher risk to ground water contamination from on-site septic systems will be identified based on geology, soil types, water table characteristics, proximity to water bodies, groundwater monitoring, etc...". We ask that the EIS explain what ordinances are in place to mitigate these risks.

Surface Water: Again, as stated in Ecology's June 21, 2015 letter to Mr. Huston, "Within the high density zone designations, please describe how areas of higher risk to surface water contamination from development activities and/or installation of on-site septic systems will be identified, based on geology, soil types, water table characteristics, proximity to water bodies, etc. Please explain how ordinances will be developed to mitigate the risk by specifying stormwater construction requirements or best management practices, required septic system type or technology, location, etc.

8. Agriculture:

- **The EIS should examine how much agricultural land could be lost to other uses under the draft Zone Code.**

It appears that the Ag zoning description exists, but we are unable to find any ag land designated on the zone maps. If Ag has been converted to Rural 20, then existing ag land could then have one primary and one accessory dwelling, or five apartment units per acre for a total of 100 units.

9. Methow Review District "Hardship" Conditional Use Permits (CUP):

- **The EIS should evaluate the visual impacts and impacts on adjacent property values of such hardship dwellings, as well as the availability of water and septic.**

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The Draft Zone Code allows an administratively granted CUP on non-conforming lots for "demonstrated family hardship" (undefined) cases in the MRD in all zone classes. Unlike other CUPs, this hardship is granted at the discretion of the Planning Director nee Zoning Administrator nee Zoning Adjustor. No advance notice of application to adjacent property owners would be provided. It is apparently the intent of this CUP to allow a temporary dwelling to be installed on properties in addition to the primary residence. Since the hardship dwelling would have to be removed after some time limit, it can be assumed that the only practical dwelling would be a mobile home, single wide or double wide. There appears to be no requirement for a Health Department determination of adequate water and septic, unlike accessory dwellings. The EIS should evaluate the visual impacts and impacts on adjacent property values of such hardship dwellings, as well as the availability of water and septic.

10. Wildfire:

- **The EIS should evaluate the impact of what the draft Zone Code does and fails to do in wildfire prevention, preparation and response, and how inadequate planning for new developments in WUI areas may place homeowners and responders at greater risk.**
- **The EIS should evaluate the additional risk to future property owners of failing to plan adequately for flash flood events in known at-risk areas.**
- **The EIS should describe the current progress in accomplishing those policy action items, and plans for completion if the CWPP is to be used as a legitimate tool for review of development proposals.**

Like the Comprehensive Plan, the draft Zone Code is virtually silent regarding wildfire. Other than noting that building permits, subdivisions, and minor land use applications would be reviewed against "wildfire protection policies," there is no mention of wildfire prevention, preparation or protection measures in the draft Zone Code. There is also no reference to the county's Community Wildfire Protection Plan (CWPP), which should form the foundation for good policies such as those found in the Wildland Urban Interface (WUI) Code. Given the devastating fires in Okanogan County in the past two years and the lessons that should have been learned following the loss of hundreds of homes in both events and three firefighter fatalities in 2015, it is difficult to understand the County's resistance to acknowledging the relationship between land use planning and fire prevention and response. Setting up a situation in which future housing developments can be built in the WUI without specific requirements to allow for the safe ingress and egress of residents and equipment, and without ensuring adequate water for initial attack is a hazard to future homeowners as well as first responders. The EIS for the draft Zone Code should evaluate not only what is in the draft, but what is lacking. In this case, we ask that the EIS evaluate the impact of what the draft Zone Code does and fails to do in wildfire prevention, preparation and response, and how inadequate planning for new developments in WUI areas may place homeowners and responders at greater risk.

Similarly, the well-established relationship between severe wildfires and subsequent flash flood/debris flow events needs to be acknowledged, and is not. Adequate measures that should be in place to prevent or mitigate building in areas that have been identified as at-risk for such events

The Methow Valley Citizens' Council

are not found in the draft Zone Code. There are several studies completed or underway in the burned areas of the Carlton Complex and the 2015 wildfires that identify areas at risk of damage to "life and property" for 5 – 7 years following a fire; at a minimum these locations should be incorporated into the draft Zone Code. Since this has not been done, the EIS should evaluate the additional risk to future property owners of failing to plan adequately for flash flood events in known at-risk areas.

Appendix A of the scoping notice mentions "wildfire protection policies" several times. Apparently this refers to the 2013 Community Wildfire Protection Plan (CWPP). A quick examination of the mitigation measures in the CWPP shows that Okanogan County is the lead agency on a number of high priority measures, yet only a few of those measures have actually been completed, and many have been deleted. For example, the CWPP has not been incorporated into the Comprehensive Plan and the WUI standards that would apply to buildings, roads and subdivisions have not been adopted. If the 2013 CWPP is the "wildfire protection policy" on which the County will rely in the review process for proposed development, then it is inadequate until the high priority action items related to Policy are implemented and functioning. The EIS should describe the current progress in accomplishing those policy action items, and plans for completion if the CWPP is to be used as a legitimate tool for review of development proposals.

11. Planned Unit Developments (PUDs):

- **It is not possible to assess the full effect of the draft Zone Code without having the Cluster Land Division/Subdivision ordinance to review, nor is it possible to suggest the full range of scoping comments and alternatives given this lack.**

A major issue of concern for the Methow More Completely Planned Area (MCPA) is associated with Planned Developments (PD) now called planned unit developments (PUD). The new PUD chapter remains a much-reduced version of the original PD. However, PD permits will no longer be required in the MCPA—the draft code effectively makes the PUD process optional. Development activities that used to require a PD permit in the MCPA will now be processed as Conditional Use Permits (CUP), and when appropriate, will be subject to the new Subdivision Ordinance—to be called the "Cluster Land Division" ordinance. However, there is no assurance the good standards and density bonus requirements of the original PD will be included. Again, it is not possible to assess the full effect of the draft Zone Code without having the Cluster Land Division/Subdivision ordinance to review, nor is it possible to suggest the full range of scoping comments and alternatives given this lack.

12. Visual Impacts:

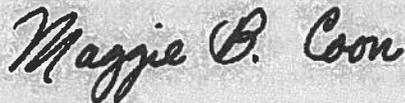
- **The EIS should examine the visual impacts of allowing 9 or 10 story agricultural commodity storage buildings in the zones where they are to be allowed.**

Of particular concern is Agricultural Commodity Storage, with height limits up to 100 feet (about 9 to 10 stories)—a new use to be allowed in most zones throughout the County including the MCPA. Under Definitions (17A.020.050), the use is defined as "storage for agricultural products to be sold

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or processed at a later time." Agricultural commodity storage does not show up on the District Use Chart but in the zone sections defining height limits. The EIS should examine the visual impacts of allowing 9 or 10 story agricultural commodity storage buildings in the zones where they are to be allowed. Such buildings would be out of scale even in Okanogan County's industrial areas, and grossly inappropriate in other rural zones.

Thank you again for the opportunity to comment.



Maggie Coon
Board Chair
Methow Valley Citizens' Council

Cc: Tim Trohimovich, Futurewise Director of Planning & Law

Ben Rough

From: Bill Pope <mazamabill@gmail.com>
Sent: Saturday, July 11, 2015 2:27 PM
To: Ben Rough; Perry Huston
Cc: 'John Hayes'; Ray L. Campbell; 'Brian Charlton'; 'Central Reservations'
Subject: RE: Zoning changes?

Ben and Perry:

Let me add one more thought. The notion of an "accessory" dwelling or use presupposes a "primary" use or dwelling. Historically, there was always a requirement that the main house be owner-occupied and that the "accessory" house be smaller and clustered close to the main house. If you completely eliminate these conditions, then you are essentially doubling the density in all zones. And if you add that all dwellings can qualify as nightly rentals, regardless of the zone, then you have a prescription for the complete takeover of residential neighborhoods. This also means that many houses currently available for long term rentals to local people will end up going into the short term rental market, which will reduce the already short supply of long term rentals and further drive up the already high rental prices that locals pay.

We can't survive in the Valley unless regular people can afford to buy or rent a house. We don't want to end up like Aspen where working people can't afford housing, or like Cannon Beach where every 3rd house is a tourist rental. So these are serious changes you are proposing, with very significant long term impacts on the Methow Valley (and, I would argue, on the Okanogan River Valley as well). We should move very slowly and carefully consider each of the proposed zoning changes before we decide to change a status quo that works.

Bill

From: Bill Pope [mailto:mazamabill@gmail.com]
Sent: Saturday, July 11, 2015 12:38 PM
To: 'Ben Rough'; Perry Huston
Cc: John Hayes; Ray Campbell; Brian Charlton; Central Reservations
Subject: Zoning changes?

Ben and Perry:

I have seen some of the drafts of proposed changes to the zoning code. There are really three that I am most concerned about, which are (a) the addition of a right to build an accessory dwelling unit on nonconforming lots, (b) the elimination of any limitations or restrictions on an "accessory" dwelling unit, and (c) the addition of a "right" to have a nightly rental (or rentals) on any lot in any zone.

I also have a concern about the effects of these changes on the whole notion of a "planned development", which is a tool that has been crucial to intelligent planning and development in Mazama and elsewhere. If your intent is to effectively double the density of RRD and LDRD zones by allowing two dwelling units of any size on every lot, including nonconforming lots (many less than one acre in size), and then also allow every such structure to be rented as a nightly rental, then you are effectively pulling the rug out from under the PD concept. There is no reason for a developer to agree to clustering or any of the other requirements if he can already double the density and rent all the structures without a PD.

I do note that despite your changes, you have decided to maintain a definition of "commercial". Pursuant to that definition, any tourist accommodation of any sort is clearly "commercial". I believe this is the correct way to look at nightly rentals. They are really no different than one unit hotels or motels, and yet you continue to keep hotels, inns and

Ben Rough

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I do note that despite your changes, you have decided to maintain a definition of "commercial". Pursuant to that definition, any tourist accommodation of any sort is clearly "commercial". I believe this is the correct way to look at nightly rentals. They are really no different than one unit hotels or motels, and yet you continue to keep hotels, inns and motels out of these primarily residential zones. (Not sure why you think "Guest Ranches" belong in these zones. There is no definition that distinguishes a "guest ranch" from an inn or lodge.) I realize that a nightly rental 'OOKS like a residence in most cases, but it is certainly commercial.

You also continue to place restrictions on B&Bs that require them to be owner-occupied and to provide no kitchen facilities to their guests. B&Bs are the one form of tourist accommodations that have historically been permitted in virtually all zones, including "residential" zones, and that is because of the requirement that the owner must be in residence. A B&B is more like a real residence, where an owner is present to deal with issues that may arise with guests. Remove the owner, it is no longer a B&B. I think the policy that underlies this requirement is equally applicable to nightly rentals.

However, if the County is committed to allowing nightly rentals OUTSIDE of planned developments, then it should be a "conditional use" only and should require the owner to satisfy certain criteria and obtain a renewal each year, just like nightly rentals within PDs today. If you go back 20 years, we actually did address this issue in OCC 17.14.115. In essence, that statute (which sunsetted in 1995) provided a CUP process and imposed certain requirements to protect the neighbors and the traveling public. Unless a CUP process is in place, there is no way to assure that the owners of rental properties will seek Public Health approval or pay the hotel/motel taxes that are due. In fact, as a condition of obtain a CUP, an owner who has been operating a nightly rental illegally should be required to make good on all the taxes he or she should have paid. Anything else creates an unfair burden on those of us who have complied with the law up to now.

I should also point out that opening up all residential neighborhoods to commercial tourist accommodations will hurt all of the existing hotels, motels, inns, guest ranches, and nightly rental owners. We are in competition every day with illegal nightly rentals. (When I say "illegal", I mean that they are not in full compliance with County code.) Because these owners do not have the expenses of employees, taxes, commercial insurance coverage, health department compliance,

and other costs the rest of us bear, they can drive down the market price of accommodations to the point of making it uneconomic for the rest of us. After all, many of these scofflaws are just trying to amortize the cost of their dream cabins in the Methow, so they aren't really concerned about covering their "expenses". Anything they can earn on their cabins is a bonus. If this illegal activity continues or accelerates, it can only result in a race to the bottom, both in prices and in service.

I realize the County is dealing with an explosion of online rentals, but that is not a good reason to simply give up on the notion of regulating them. I would urge you to work with the lodging industry to make sure that all tourist accommodations, including nightly rentals (whether rented online or through Methow-based reservation services), are properly regulated and pay their taxes.

Thanks.

Bill Pope
Mazama Country Inn

Bill Pope
15 Country Rd
Mazama, WA 98833
mazamabill@gmail.com
206-755-7250

Ben Rough

From: djgwhite@comcast.net
Sent: Saturday, July 18, 2015 2:12 PM
To: Ben Rough; Perry Huston
Cc: Miniajluk, Tom; Miniajluk, Vicki; Miniajluk, Tom and Vicky
Subject: concern about potential zoning changes

Dear Mr. Rough and Mr. Huston,
Bill Pope from the Mazama Country Inn forwarded his message expressing concerns regarding potential zoning code changes. On behalf of the Timberline Meadows Homeowners Association, I would like to express similar concerns. Timberline Meadows is a small development zoned for nightly rental, with many (but not all) of the cabins available for nightly rental, with on-site management of the rentals by Tom and Vicki Miniajluk. While not a large enterprise, the development is zoned for nightly rental (likely because it could meet certain characteristics), and is subject to appropriate regulations. The properties are individually owned, and if rented, are through a contract agreement with the Miniajluks. This makes the commercial operation transparent, easy to regulate, tax, and monitor, and work well from many perspectives. As an example of how it benefits tourists, as managers the Miniajluks are careful to do things such as make sure cabin owners ensure their cabin has working phone service (e.g., for emergency 911 calls), and maintain fire and CO2 alarms, etc. (I know of at least one instance with the Miniajluks came to a cabin in the middle of the night to tend to a malfunctioning fire alarm.

As Mr. Pope describes, these changes are a concern both from a fairness as well as business perspective; we have diligently paid our taxes and complied with laws and regulations. I should add that being zoned as nightly rental has factored into the value of individual properties, which the County has benefitted from in terms of taxes over the years. Many of us individual homeowners that offer our houses for individual rental assume that the zoning requirement was there for good reasons, and would be enforced.

I understand times change and issues like this are very complex, but I urge you to work with the lodging industry to make sure that all tourist accommodations are properly regulated, pay their taxes, and that the character of the valley is maintained. The Methow is a unique area that demands careful attention to land use, to guard against unforeseen consequences.

Thank you for your consideration, and best regards,

Dave White
President, Homeowners Association of Timberline Meadows

From: Bill Pope [<mailto:mazamabill@gmail.com>]
Sent: Saturday, July 11, 2015 12:38 PM
To: 'Ben Rough'; Perry Huston
Cc: John Hayes; Ray Campbell; Brian Charlton; Central Reservations
Subject: Zoning changes?

Ben and Perry:

I have seen some of the drafts of proposed changes to the zoning code. There are really three that I am most concerned about, which are (a) the addition of a right to build an accessory dwelling unit on nonconforming lots, (b) the elimination of any limitations or restrictions on an "accessory" dwelling unit, and (c) the addition of a "right" to have a nightly rental (or rentals) on any lot in any zone.

I also have a concern about the effects of these changes on the whole notion of a "planned development", which is a tool that has been crucial to intelligent planning and development in Mazama and elsewhere. If your intent is to effectively double the density of RRD and LDRD zones by allowing two dwelling units of any size on every lot, including nonconforming lots (many less than one acre in size), and then also allow every such structure to be rented as a nightly rental, then you are effectively pulling the rug out from under the PD concept. There is no reason for a developer to agree to clustering or any of the other requirements if he can already double the density and rent all the structures without a PD.

I do note that despite your changes, you have decided to maintain a definition of "commercial". Pursuant to that definition, any tourist accommodation of any sort is clearly "commercial". I believe this is the correct way to look at nightly rentals. They are really no different than one unit hotels or motels, and yet you continue to keep hotels, inns and motels out of these primarily residential zones. (Not sure why you think "Guest Ranches" belong in these zones. There is no definition that distinguishes a "guest ranch" from an inn or lodge.) I realize that a nightly rental 'OOKS like a residence in most cases, but it is certainly commercial.

You also continue to place restrictions on B&Bs that require them to be owner-occupied and to provide no kitchen facilities to their guests. B&Bs are the one form of tourist accommodations that have historically been permitted in virtually all zones, including "residential" zones, and that is because of the requirement that the owner must be in residence. A B&B is more like a real residence, where an owner is present to deal with issues that may arise with guests. Remove the owner, it is no longer a B&B. I think the policy that underlies this requirement is equally applicable to nightly rentals.

However, if the County is committed to allowing nightly rentals OUTSIDE of planned developments, then it should be a "conditional use" only and should require the owner to satisfy certain criteria and obtain a renewal each year, just like nightly rentals within PDs today. If you go back 20 years, we actually did address this issue in OCC 17.14.115. In essence, that statute (which sunsetted in 1995) provided a CUP process and imposed certain requirements to protect the neighbors and the traveling public. Unless a CUP process is in place, there is no way to assure that the owners of rental properties will seek Public Health approval or pay the hotel/motel taxes that are due. In fact, as a condition of obtain a CUP, an owner who has been operating a nightly rental illegally should be required to make good on all the taxes he or she should have paid. Anything else creates an unfair burden on those of us who have complied with the law up to now.

I should also point out that opening up all residential neighborhoods to commercial tourist accommodations will hurt all of the existing hotels, motels, inns, guest ranches, and nightly rental owners. We are in competition every day with illegal nightly rentals. (When I say "illegal", I mean that they are not in full compliance with County code.) Because these owners do not have the expenses of employees, taxes, commercial insurance coverage, health department compliance, and other costs the rest of us bear, they can drive down the market price of accommodations to the point of making it uneconomic for the rest of us. After all, many of these scofflaws are just trying to amortize the cost of their dream cabins in the Methow, so they aren't really concerned about covering their "expenses". Anything they can earn on their cabins is a bonus. If this illegal activity continues or accelerates, it can only result in a race to the bottom, both in prices and in service.

I realize the County is dealing with an explosion of online rentals, but that is not a good reason to simply give up on the notion of regulating them. I would urge you to work with the lodging industry to make sure that all tourist accommodations, including nightly rentals (whether rented online or through Methow-based reservation services), are properly regulated and pay their taxes.

Thanks.

Bill Pope

Mazama Country Inn

Bill Pope

15 Country Rd

Mazama, WA 98833

mazamabill@gmail.com

206-755-7250

Ben Rough

From: Perry Huston
Sent: Monday, November 09, 2015 8:06 AM
To: Ben Rough
Subject: FW: Proposed Zone code

-----Original Message-----

From: Karen K. Edwards [<mailto:4tarn2swim@methownet.com>]
Sent: Sunday, November 08, 2015 11:22 AM
To: Perry Huston
Subject: Proposed Zone code

We feel the proposed Comprehensive plan should be postponed until many important issues are addressed. It should be delayed until pending litigation challenging the plan is decided. It would be better to keep the existing Zone Code as the proposed Zone code exceeds the capacity of groundwater and would therefore imperil the environment and the populace. Fire issues have not been addressed in either code to develop egress from potential fires.

Thank you for considering these views.
Karen Edwards and Tom Ise
residents of the Methow Valley

Ben Rough

From: Sirinda <sirindakru@hotmail.com>
Sent: Wednesday, November 04, 2015 11:00 AM
To: Perry Huston; Ben Rough
Subject: Okanogan Co Zone Code

Dear Mr. Huston and Mr. Rough,

I live in the Methow Valley and I strongly suggest that the Proposed Zone Code be delayed for the reasons listed below. I have studied the arguments and information provided by the Methow Valley Citizens Council (which I am certain that you have been provided with) and I am in agreement with their comments (see below).

Thank you,

Sirinda Krueger, Winthrop, Wa

Timing

The proposed Zone Code should be delayed until the Okanogan County Superior Court has ruled on the litigation challenging the Comprehensive Plan. Unless the County prevails on all counts, there is a strong possibility that the Comp Plan will be sent back to the County for revisions, and the time and resources spent on zoning and the EIS will be wasted.

Alternatives to Consider

The existing Zone Code, while not perfect, is far better for the environment than the proposed Zone Code. Therefore, the best alternative is the No Action alternative, as the proposed Zone Code will increase density beyond the capacity of groundwater for domestic use and fire fighting. Similarly, the best alternative to preserve water quality is the No Action alternative. Agricultural lands will be better preserved under a No Action alternative than the proposed Zone Code, which allows some ag lands to be broken up for housing.

The EIS should carefully examine the County's claims of adequacy and coordination among departments in "project review and development controls". Examples abound of lack of coordination among departments which has led to septic permits being issued without building permits, and building permits issued without an examination of the underlying land use restrictions contained in the Zone Code, especially in the flood plain.

Given that the Comp Plan and proposed Zone Code are virtually silent on the issues of fires which have ravaged the County in the past two years, the EIS should examine an alternative that considers a Zone Code that would move toward requirement for better egress of residents, ingress of first responders, and dwellings and landscaping that are more fire resistant. This will save lives, property, and lessen the risk to first responders. Similarly, such controls may lessen erosion, landslides, and sedimentation of rivers.

Summary

The proposed Zone Code is premature, incomplete, and will cause more than a reasonable probability of a moderate impact on the natural and built environments.

Ben Rough

From: Dahl, Dan <Dan.Dahl@colliers.com>
Sent: Wednesday, November 04, 2015 12:47 PM
To: Ben Rough
Subject: Proposed Zone Code

The proposed Zone Code is premature, incomplete, and will cause more than a reasonable probability of a moderate impact on the natural and built environments.

Dan Dahl
SVP/Colliers international
Seattle
206 650 6154
dan.dahl@colliers.com

Ben Rough

From: Lyn and Don Hruska <omakdons@hughes.net>
Sent: Thursday, October 22, 2015 11:12 AM
To: Ben Rough
Subject: Comments re Okanogan County Comprehensive Plan EIS

SUBJECT: Yard lights and "smelly" activities

Mr. Rough,

I am not up-to-date on the latest plan, but I have reviewed a number of past drafts of the plan and as I recall they were weak on or did not address at all possible adverse effects of light pollution and smelly activities.

Yard lights, especially those at commercial facilities, are commonly (seems to me "totally") unshielded and as a result can throw their light to distances of well over a mile. Walking at night well over a mile from one of these lights I find that besides making me shield my eyes in order to see the road, but it also throws shadows! Lights need shields.

As marijuana facilities have taken off here in the county we have all become aware of the often very strong "skunk smell" that comes from the operations. I'm not sure what can be done about the smell other than restrict the location of these "farms". The issue should at least be addressed.

Sincerely,

Donald C. Hruska

—
Don and Lyn Hruska
omakdons@hughes.net
44D Riverview Road
Omak, WA 98841

From: Ben Rough [mailto:brough@co.okanogan.wa.us]
Sent: Wednesday, October 21, 2015 8:25 AM
To: becki@komw.net; jandrist@swift-stream.com; alfr@yakamafish.msn; julie@okanoganhIGHLANDS.org; brian@tackmansurveying.com; kjbenson@verizon.net; birchb@methownet.com; owl1943@yahoo.com; jbiele@hi-oasis.com; okanogan@northcascades.net; esbolz@nvinet.com; wbond1963@yahoo.com; ronna@communitynet.org; dbrothers@ncidata.com; janetb@midwaybuilding.com; jackie@nvinet.com; lchapman@ncidata.com; chinnral@gmail.com; bobc@okanogancd.org; tlc@filareefarm.com; boabilt@aol.com; margaretkoon@gmail.com; scampton@methownet.com; crandalljohn@hotmail.com; dcrandall@crandall-law.com; brent_cunderla@blm.gov; kdanison@ncidata.com; brian.derting@dnr.wa.gov; gary@gazette-tribune.com; rdevon@nvinet.com; kevind@dkeinc.net; ediblesun@yahoo.com; dunakin@aol.com; dduncan@nvinet.com; laeld@occac.com; mustang@communitynet.org; msegerton@msn.com; cemry@nvinet.com; rogere@erlandsen.com; joefalkoski@hotmail.com; royfarrell@aol.com; kisutch13@gmail.com; mferris@centurytel.net; pad-a-vac@shaw.ca; flinn322@aol.com; hugo.flores@wadnr.gov; artf@spiritone.com; judlfox@ncidata.com; sgadd@adss.us; gardner@methow.com; jgiuntoli@scc.wa.gov; cameroncatering@yahoo.com; juliannagriffin@hotmail.com; bjhagenbuch@yahoo.com; dave@hannarealty.com; bbrenthansen@yahoo.com; davidharris@methownet.com; jhendric@wecon.com; fire41@northcascades.net; superior@bossig.com; whistlerlady@yahoo.com; rholderdiefenbach@economic-alliance.com; omakdons@hughes.net; lyndalarry@aol.com; sweetriverbakery@yahoo.com; wiverson@centurytel.net; charles@vista-dc.com; aileenj@centurytel.net;

Ben Rough

From: wanda myers <myerswanda@yahoo.com>
Sent: Friday, November 13, 2015 8:33 AM
To: Perry Huston
Cc: Ben Rough
Subject: Zone Code

Hello,



This email has been sent from a virus-free computer protected by Avast.

www.avast.com

I would like to go on record to support "No Action" alternative for the proposed zone code
In this time of wild fires and questionable water availability, I feel that there are more issues that need
to be addressed.

Thank you,

Wanda Myers
25 Old Twisp Highway
Twisp, WA. 98856

myerswanda@yahoo.com

Scott Northey
13 Heiderscheit Dr.
Mazama, WA 98833

June 3, 2015

Ben Rough
Okanogan County Planning Department
123 - 5th Ave. N. Suite 130
Okanogan, WA 98840

Hi Ben,

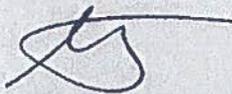
We talked several weeks ago about the upcoming zoning code adoption with regards to PD setbacks- thank you for your time. I'm requesting that the county consider changing the buildable lot setbacks of PD's from the current 50' to the underlying zone district setback. The existing 50' setback doesn't appear to serve a purpose, especially if a given PD adjoins resource land such as Forest Service or BLM owned property.

My motivation for this request is that we own parcels of the Flying Goat PD (910035) which abut Forest Service land. Our house was built around 1911 and we'd like to build a garage for it. The 50' setback takes away the flexibility we need to locate it in the least obtrusive and most practical spot.

I realize that to change lot lines is a separate process and that (in addition to the county) we'd need to have the landowner association of the PD and the Methow Conservancy (to whom we have given a conservation easement) approve of the changes. We've talked it over informally with each of them and don't see getting an approval to be a problem.

I'd appreciate being kept in the loop as the proposed revised zoning code is being developed and would be interested to hear any concerns or objections that changing PD setbacks would create.

Thanks again,



Scott Northey

scottn@gazellegear.com
509-996-3989

Ben Rough

From: Nancy Enz Lill <nelill@icloud.com>
Sent: Wednesday, November 11, 2015 9:10 PM
To: Perry Huston; Ben Rough
Subject: Land Use Protections

Hello;

We are property owners in the Methow Valley who has been recreating there for 3 decades. I hope you will consider the following points:

Timing

The proposed Zone Code should be delayed until the Okanogan County Superior Court has ruled on the litigation challenging the Comprehensive Plan. Unless the County prevails on all counts, there is a strong possibility that the Comp Plan will be sent back to the County for revisions, and the time and resources spent on zoning and the EIS will be wasted.

Alternatives to Consider

The existing Zone Code, while not perfect, is far better for the environment than the proposed Zone Code. Therefore, the best alternative is the No Action alternative, as the proposed Zone Code will increase density beyond the capacity of groundwater for domestic use and fire fighting. Similarly, the best alternative to preserve water quality is the No Action alternative. Agricultural lands will be better preserved under a No Action alternative than the proposed Zone Code, which allows some ag lands to be broken up for housing.

The EIS should carefully examine the County's claims of adequacy and coordination among departments in "project review and development controls." Examples abound of lack of coordination among departments which has led to septic permits being issued without building permits, and building permits issued without an examination of the underlying land use restrictions contained in the Zone Code, especially in the flood plain.

Given that the Comp Plan and proposed Zone Code are virtually silent on the issues of fires which have ravaged the County in the past two years, the EIS should examine an alternative that considers a Zone Code that would move toward requirement for better egress of residents, ingress of first responders, and dwellings and landscaping that are more fire resistant. This will save lives, property, and lessen the risk to first responders. Similarly, such controls may lessen erosion, landslides, and sedimentation of rivers.

Summary

The proposed Zone Code is premature, incomplete, and will cause more than a reasonable probability of a moderate impact on the natural and built environments.

Thank you,

Nancy Enz Lill and David Lill

Spokane, WA

Ben Rough
Senior Planner
Okanogan Planning Dept.
123 Fifth Ave.
Okanogan, WA 98840

Subject: Comments and suggestions for scoping on the Zoning Ordinance EIS

Since the Comprehensive Plan and the proposed Zoning Ordinance are inextricably linked, and the Plan is now under appeal re the necessity for an EIS, it would be prudent to wait till this issue is resolved before proceeding with the zoning EIS.

Density and Uses

Although "limited population growth and dispersed nature of development" is cited as a rationale for the allowed densities and uses, it is not based on the actual facts of present land ownership throughout the county. Thousands of acres are now owned by land speculators and realty companies, most from outside the area. Although much of this land is now mistakenly in Agricultural or Forest open space for tax purposes, the reality is it has been exempt segregated and boundary line adjusted, with the approval of the county planning dept., and usually without any environmental review, into lots as small as one or two acres. The many short plats approved also indicate a predisposition of the owners as to development.

Given the county's track record in allowing developments in areas where water supply, transportation, fire and flooding, and other impacts are predictable, and given the lawsuits that citizens have had to file to reverse county planning decisions, it is questionable whether the "project review and development controls in place" will offer any protection from the cumulative impacts of the development allowed under the comprehensive plan or the accompanying zoning ordinance. When, for example, the SFI corporation begins to develop its several thousand acres just east of the town of Tonasket, how will the county be able to regulate, based on the current zoning?

Zoning ordinance scoping needs to honestly consider the impacts that these parcels, when developed, will have on the county's environment and resources.

Effects of the "High-density Rural" designation

The designation of a "rural" high-density is in itself an oxymoron; especially when the actual dwellings can be two, thus making "rural" down to 1/2 acre. As well, these so-called "rural" parcels will be permitted all sorts of uses that have nothing to do with protecting the rural quality of life. This is not the rural definition that the citizens of the county put forth in the many planning sessions they attended both in 2008-09 and even earlier in the 1990's. If we had wanted or expected a rural lifestyle when living here, the county powers seem to ignore that message. In addition, in order to show the full impacts of the high-density rural zoning as it actually translates on the land, the EIS should include maps that show what a build-out of all one-acre lots will look like. There are currently GIS software programs that can extrapolate from the data to project this kind of mapping and will give a graphic portrayal of what the land will look like under this. The current zoning map does not show the actual on the ground effect in the necessary detail.

The rest of the county is in low-density rural (another mis-nomer) and also requires that a graphic portrayal be provided in order to get the full impact.

We propose also that the scoping include an alternative that expresses the wishes of the citizens as exemplified in the earlier planning process and which was included in one of the first drafts of the plan and then later, upon pressure from powerful interest groups, eliminated.

Agricultural Resource Lands

A serious deficiency in the comp. Plan and the zoning ordinance is the lack of any agricultural resource lands designation. Although the public lands and a few select areas such as the upper Methow and Molson overlay do designate 20 acre zoning, most of the county's most productive ag lands, as well as the upland drylands are zoned for 5 acre "rural" low density. Futurewise representative Tim Trohimovich in his 1-29-15 comments to the county's Comp. Plan, states that the count is "failing to properly designate agricultural, forest, and mineral lands of long-term commercial significance as required under RCW 36.70 A.170(1). He recommends a 40 acre minimum lot size to protect both agricultural and forest resources landk especially lands currently used for dryland grazing. Ranchers depend on these large parcels, many now in ag open space. Already many of these have divided into 20 acre parcels, no doubt in anticipation of conversion to residential and recreational development. The 5 acre zoning provision will make such parcelization even easier. Recent fires have shown how many of these 2nd homesites, mostly mobile homes, are scattered over the landscape. We recommend that the EIS include an alternative based on Futurewise's analysis and recommendations. This alternative should identify all remaining open space resource land ,showing how many viable acres remain that could be protected by the type of zoning recommended by Futurewise.

Adequate water supplies

The current zoning plan also fails to factor in the serious water shortages throughout the county and how climate change and fires will affect water supplies even further. The Okanogan watershed plan for example identifies the Tunk valley as short of water, yet no provision is made in the plan and the one-size fits all zoning is applied irregardless. The valley suffered serious fire damage this summer, with inadequate water supplies to fight the blazes, yet this too is being ignored. Another environmental factor is floodplains. Damage in floodplains has been documented, yet the county still allows structures under the current ordinance.

Analyzing both worst case and best case scenarios in the EIS will make it easier to see the impacts and costs of the current zoning ordinance and how it can be significantly improved to reflect the realities of land use and legal requirements. Perhaps this information will move planners, their cohorts, and the county commissioners, to see the deficiencies in the current plan and zoning ordinance and correct them accordingly?

Jessica McNamara

1177 Pine Creek Rd.
Tonasket, WA 98855

November 10, 2015

Ben Rough

From: susan crampton <scrampton@methownet.com>
Sent: Tuesday, November 10, 2015 5:27 PM
To: Perry Huston; Ben Rough
Subject: proposed zoning code

To/
Okanogan County Planning Director Perry Huston
Okanogan County Senior Planner Ben Rough

As included in previous planning comments I have sent to the County, any proposed zoning code must fully evaluate the vital issues of water quality, water quantity, and wildfire when looking at development density and location, as well as development infrastructure and impacts to existing land use protections.

The most important input regarding the currently proposed zoning code is that the overriding Comprehensive Plan proposal and the lawsuit against that Plan has not been settled or finalized. The cart before the horse zoning proposal at this time shows a lack of organization on the part of County Planning, as well as a lack of attention to citizen concern and input. It would seem to be a good idea to pull back a bit and take a look at the big picture.

Sincerely,
Susan Crampton

November 4, 2015

Okanogan County Office of Planning and Development
123 5th Ave N. Suite 130
Okanogan, WA 98841

Attn: Ben Rough, Senior Planner
Perry Huston, Director

There is a concerted effort on the part of both the State and Federal governments to expand broadband access to underserved areas like Okanogan County. Current county permitting requirements are hindering that process and delaying deployment of services to citizens in some of the more remote areas of the county.

In an effort to streamline that process, we would like to propose the following amendments to the County Zone Code which is currently under review:

Under RCW 43.21C.0384 (b) and WAC 197-11-800 (25) Wireless communications facilities are exempt from SEPA when the towers are less than 60 feet in height, located in commercial, industrial, manufacturing, forest or agricultural zone.

We would like to propose to amend OCC 17.04.067 to include "*with towers of less than 60 feet in height, located in commercial, industrial, manufacturing, forest or agricultural zone.*"

We also propose amending OCC 17.21 the District Use Chart to make commercial communications facilities a permitted use in the Minimum Requirement District, Rural 1, Rural 5, Rural 20, Agricultural District, Commercial District, Industrial District and the North 97 Commercial District. In all other districts it would still require a Conditional Use Permit.

Propose to amend 17.05.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.06A.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.06B.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.06C.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.07.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.08.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.09.040 Accessory Uses to add:

D. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.10.040 Accessory Uses to add:

C. Portable commercial communications facilities of no more than 35 feet in height.

Propose to amend 17.11.040 Accessory Uses to add:

C. Portable commercial communications facilities of no more than 35 feet in height.

We feel that the above changes would streamline the process and enable companies to deploy services in a faster and more economical fashion, enabling more citizens of the county to receive services they currently do not have access to.

Thank you for your consideration.

Sincerely,



Becki L Andrist
Vice President

P. O. Box 886
Winthrop, WA 98862
July 19, 2015

Ms. Sheilah Kennedy, Mr. Raymond Campbell, and Mr. James DeTro
Okanogan County Board of Commissioners
123 Fifth Avenue North, Room 150
Okanogan, WA 98840

Subject: Input to the Revision of the Okanogan County Zoning Code

References:

1. Letter, H. C. Burkholder to Perry Huston, August 9, 2008
2. Letter, H. C. Burkholder to Okanogan County Board of Commissioners, January 20, 2009
3. Letter, H. C. Burkholder to Okanogan County Planning Commission, March 12, 2009
4. Letter, H. C. Burkholder to Okanogan County Planning Commission, April 22, 2009
5. Letter, H. C. Burkholder to Okanogan County Planning Commission, May 26, 2009
6. Letter, H. C. Burkholder to Okanogan County Planning Commission, July 19, 2009
7. Letter, H. C. Burkholder to Okanogan County Board of Commissioners, August 28, 2009
8. Letter, H. C. Burkholder to Okanogan County Planning Commission, September 8, 2009
9. Letter, H. C. Burkholder to Okanogan County Board of Commissioners, February 7, 2011
10. Letter, H. C. Burkholder to Okanogan County Board of Commissioners, March 6, 2011
11. Letter, H. C. Burkholder to Okanogan County Board of Commissioners, April 19, 2012
12. Letter, H. C. Burkholder to Okanogan County Planning Commission, June 20, 2013
13. Letter, H. C. Burkholder to Okanogan County Board of Commissioners, July 18, 2014

Ladies and Gentlemen:

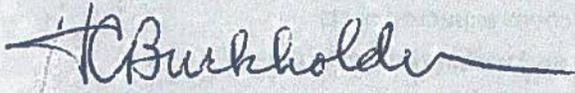
As the References document, I have made extensive comments concerning the Okanogan County Comprehensive Plan over the last seven years. Some of those comments were addressed and some were ignored during your revision of that Plan. During a subsequent meeting with Mr. Huston, I learned that some of my comments that you ignored were felt to be more relevant to the revision of the Zoning Code, an activity now underway. Thus, the purpose of this letter is provide additional input to your revision of the Zoning Code.

On July 13, 2015, I attended a meeting organized by the Okanogan County Electric Cooperative (OCEC) to discuss proposed changes to its rate structure. As part of my preparations for that meeting, I contacted a number of other members of the Washington Rural Electric Cooperative Association to obtain the details of their rate structures so I could compare them to OCEC's proposal. As it turns out, the Monthly Service Charge ("base rate") for Class G1 service (1,200 kwh or less per year) at OCEC is presently three times higher than some of the other electric cooperatives (the Benton REA, for example) and more than two times higher than the average of all of them. At that July 13th meeting, I asked the OCEC Board of Directors to explain the reason for such a dramatic difference. In response, the OCEC

drainage than presently exists, and the more densely my land is developed, the greater the cumulative amount of that additional water will be. Thus, when you restrict the development of my land to a 20-acre minimum lot size rather than a 5-acre minimum lot size, four times less additional water is added to the now-closed Thompson Creek drainage for other Methow Valley residents to use.

In Summary, this letter demonstrates that the ultra-restrictive zoning (20-acre rather than 5-acre minimum lot sizes) in the Uplands of the Methow Review District has some very significant costs to Upper Methow Valley residents. Because I have trouble identifying any compensating benefits, I believe you need to give some serious consideration to the elimination of the 20-acre-minimum-lot-size zoning. If any of you think there are "benefits" that result from that zoning, I would appreciate receiving some communication that describes them.

Sincerely yours,

A handwritten signature in black ink that reads "H. C. Burkholder". The signature is written in a cursive style with a long, sweeping underline.

H. C. Burkholder

cc: Mr. Perry Huston

OCEC Announces Proposed Rates

Proposed Rates Contingent on BPA Finalized Rates

In 2012 the OCEC board approved a new rate structure that was implemented over the following three years. At the same time, the Board committed to reviewing these rates after that three year period. OCEC is now fulfilling this commitment to review and set rates for the next three year period beginning January 1, 2016.

In April 2015 a Cost of Service Analysis (COSA) was performed by a consultant to determine:

1. If the current rates will produce revenue to cover expected costs
2. If the rates are equitably distributed among and within the rate classes

The COSA showed that no additional revenue need is anticipated for the next two years based on the expected price increase for the power OCEC buys from Bonneville Power Administration (BPA). That price change, however, won't be final until later this summer and could be higher than anticipated. Once we have that information the COSA will be finalized and we can move ahead on any adjustments to finalize new rates. The proposed rates do show a general rate increase for 2018 due to another anticipated wholesale BPA rate increase in October 2017. OCEC rates for 2018 will be reviewed in 2017. BPA reviews their wholesale rates every two years.

The COSA did find that an adjustment to rates for individual classes is warranted in order to bring the revenue for each class closer to the cost of providing power to that class.

The summary section of the draft COSA is available for review on the OCEC website. This will be finalized after we receive the final BPA decision in July on their rates for the next two years beginning in October 2015.

Below is a summary of proposed rate changes for each of the next three years. Rates would change on January 1st of each year. The Board is asking for member input of these proposed rates before they are finalized.

Year 2016

No general rate increase, but a shift of rates between General Service classes (G1, G2, G3 and G4) to more fairly allocate costs per class based on the 2015 COSA allocation study.

*1,200 kWh
or less
per year*
Class G1: The Monthly Service Charge is reduced from \$36 to \$32.50. The tiered rate above 1200 kWh is removed. The kWh rate is reduced from \$0.083 to \$0.080. This results in a 6-10% decrease in rates.

*1,200
to
5,000
kwh*
Class G2: The Monthly Service Charge is increased from \$48 to \$50. The kWh rate is increased from \$0.064 to \$0.066. The Tier 2 kWh rate is increased to \$0.072 for usage above 5000 kWh in a month. This results in a 3-4% increase in rates.

Class G3: There is no change to existing rates.

Class G4: The kWh rate is reduced from \$0.048 to \$0.047. No change in the Monthly Service Charge. This results in an approximate 2% decrease in rates.

Irrigation Single Phase: There is no change to existing rates.

Irrigation Three Phase: Monthly Service Charge is increased from \$56 to \$59. This results in a 1-5% increase.

2nd Meter: kWh rate is reduced from \$0.083 to \$0.080 following Class G1.

Year 2017

No changes

Year 2018

There is a small general rate increase ranging up to 3.5% for all classes except G1. These rates are contingent on the BPA's wholesale rate increase in October 2017.

Class G1: Monthly Service Charge is reduced from \$32.50 to \$32. This results in a 0.2-1.5% decrease in rates.

Class G2: Monthly Service Charge is increased from \$50 to \$52. The kWh rate increases from \$0.066 to \$0.067. The Tier 2 kWh rate is increased to \$0.073 for usage above 5000 kWh in a month. This results in a 2-3.5% increase in rates.

Class G3: Monthly Service Charge is increased from \$60 to \$62. The kWh rate increases from 0.048 to 0.050. This results in an approximate 3.5% increase in rates.

Class G4: Monthly Service Charge is increased from \$145 to \$150. The kWh rate increases from \$0.047 to \$0.048. This results in an approximate 2% increase in rates.

Irrigation Single Phase: Monthly Service Charge will stay at \$46. kWh rate increases from \$0.049 to \$0.050. This results in a 0-2% increase in rates.

Irrigation Three Phase: Monthly Service Charge will stay at \$59. KWh rate increases from \$0.049 to \$0.050. This results in an approximate 2% increase in rates.

Irrigation Subsidy

In a survey of OCEC members in 2010 in which 63% of the membership expressed a desire to subsidize irrigation rates, these rates are subsidized at up to a 20% maximum level.

Calculate How Your Bill Will Change

A rate calculator has been set up where you can see how your bill will change with the new rates. This is located at <http://www.mymethow.info/getmybill2015.php>. Enter your 9-digit Member Account number to see how your bill will change.

If you do not have Internet access, you can drop by the office and our staff will assist you.

Timeline for the Review

Before July 31st	Final BPA rate structure available. COSA will be finalized after BPA new rates are finalized.
July 13th	(Monday) Conduct member meeting to present proposed rate changes subject to finalized BPA rates. 7pm at the Winthrop Barn.
July 27th	Rate Discussion at Board workshop (open to members).
August 10th	(Monday) Second member meeting if needed. Time & location TBD.
August 17th	Finalize proposed rates - Include final proposed rate in September newsletter.
September 28th	Board meeting – Board to vote on final rates.
January 1st 2016	New rates go into effect.

Members are encouraged to be part of the process by attending the special member meeting on July 13th at 7pm in the Barn to discuss rates or by emailing GM David Gottula at dgottula@oceec.coop. All emails received will be forwarded to the entire board. If you have any questions about this process, please contact David at the above email or call him at 996-2228.

Ben Rough

From: John Willett <johnwillett@embarqmail.com>
Sent: Monday, November 02, 2015 10:15 AM
To: Ben Rough
Cc: 'John Willett'
Subject: RE: Code Amendment 2015-1 "Zoning"

Ben,

I have looked at the proposed Nightly Rental ordinance of the new zoning code for Okanogan county.

Two suggestions, in the proposed rules as written so far:

I would like there to be a clause in the Nightly Rental ordinance that states that the Nightly Rental owners that have already gone through the conditional use permitting, in the 1990's, don't have to go all the way through the process (conditional use permit) again and the continuation of their legal status will be handled administratively by Okanogan County Planning Dept.

I believe we are trying to level the playing field between Hotel/motel, B&B, Nightly Rentals and Resorts for the tourist accommodations business. I think that when you sell other tourist accommodations that the permit for that tourist accommodation goes with the sale of the establishment, as long as nothing changes except the owner? I would like "Historic legal rights, for continuation" to be included for Nightly Rentals also. So that there is no difference between any of the types of tourist accommodations in this matter of selling the business and the continuation of the legal status with that sale, as long as there is not a change in location and/or significant configuration of the accommodation that would require a building permit, which would trigger a reapplication for a Nightly Rental permit, as I believe now exists for other tourist accommodations?

Thank you for all your work on this,
John Willett
MVLA VP

From: Ben Rough [mailto:brough@co.okanogan.wa.us]
Sent: Wednesday, July 08, 2015 8:59 AM
To: John Willett
Subject: RE: Code Amendment 2015-1 "Zoning"

Submit them to me.

Ben Rough
Senior Planner
Okanogan County - Planning and Development
Phone: (509) 422-7122

From: John Willett [mailto:johnwillett@embarqmail.com]
Sent: Wednesday, July 08, 2015 8:57 AM
To: Ben Rough
Cc: 'John Willett'
Subject: RE: Code Amendment 2015-1 "Zoning"

Ben,

Who do I submit my comments to?

jw

From: Ben Rough [<mailto:brough@co.okanogan.wa.us>]
Sent: Monday, July 06, 2015 10:05 AM
To: John Willett
Subject: RE: Code Amendment 2015-1 "Zoning"

John,

Your interpretations are correct. I will be prepared to add additional language/sections regarding nightly rentals if I am ordered to do so. This will be an in depth review process and I expect many changes throughout the course. I do not know what those changes will be. You are welcome to submit additional comments if you would like, although we still have your current comments on-file.

Thank you,

Ben Rough
Senior Planner
Okanogan County - Planning and Development
Phone: (509) 422-7122

From: John Willett [<mailto:johnwillett@embarqmail.com>]
Sent: Monday, July 06, 2015 7:59 AM
To: Ben Rough
Cc: 'John Willett'
Subject: RE: Code Amendment 2015-1 "Zoning"

Ben,

I can't find the regulations for Nightly Rentals in the new Zoning Code?
I see the PUD retirement is asked to be dropped ☹
But a CUP and SEPA is required? ☺
That's it? ☹

Bed and Breakfasts have a whole section, why not Nightly Rentals?

Conditions like; Health permit before you get Planning Permit, CUP, SEPA, Annual permitting, Taxes paid and UBI number, penalties for non compliance and restrictions? To name a few.

I am missing the NR section?

Puzzled
jw

From: Ben Rough [<mailto:brough@co.okanogan.wa.us>]
Sent: Tuesday, June 23, 2015 3:05 PM
To: jwyss@jonwys.com; barndr@nvinet.com; hainy@ncidata.com; scartrc@ncidata.com;
lee@methowwatershed.com; info@edenvallervranch.net; trinity_class97@hotmail.com; jlmoregg@methownet.com;
johnlewishayes@gmail.com; scottn@gazellegear.com; mvc@mvccitizens.org; jessmca@yahoo.com;
johnwillett@embarqmail.com; info@centralreservations.net; bryanb@ncwlandsurveying.com; tim@bdk-engineering.com;

terraipn@methow.com; bill@tackmansurveying.com; guvpattyfisher@gmail.com; tfriesen9694@charter.net;
dougw@48dnorth.com; kdanison@ncidata.com; chrisj@methowsalmon.org; chrisb.orooville@rvinet.com;
rocklynn@townofwinthrop.com; bulld@omakcity.com; cjohnson.orooville@rvinet.com; townplanner@townoftwisp.com
Cc: Perry Huston
Subject: Code Amendment 2015-1 "Zoning"

To whom it may concern,

Okanogan County is currently in the process of updating the County's zone code, OCC Title 17. You are being notified because you have previously shown interest in this process. This e-mail does not mark a significant milestone in the review process such as the beginning of a comment period, issuance of a SEPA determination, or schedule for a public hearing. You will be included in future official notices regarding this project. Please inform me if you would like to be removed from this list.

Attached you will find the first full draft of the amended Okanogan County zone code. This is not a final draft, only the first draft. Also included is a list which details the changes that have been made to Okanogan County interim zone code.

Thank you,

Ben Rough
Senior Planner
Okanogan County - Planning and Development
123 - 5th Ave. N. Suite 130
Okanogan, WA 98840
Phone: (509) 422-7122

Ben Rough

From: John Willett <johnwillett@embarqmail.com>
Sent: Sunday, March 22, 2015 1:25 PM
To: Ben Rough
Cc: Perry Huston; 'John Willett'
Subject: NR Zoning Ord. 2015 rewrite 2.21.15
Attachments: NR Zoning Ord. 2015 rewrite 2.21.15.doc

Ben and Perry,

Good to talk with you Ben on Friday and good to hear you are working on the Nightly Rental Zoning code update. Here is my latest (3/21/15) suggestions for the Nightly Rental Zoning Code Ordinance, that I have been working on with Perry.

I also have talked with Ray Campbell and he is on board with getting this fixed.

Ray's daughter was the owner of Central Reservations in Winthrop, after the Devin's and has told her Dad some horror stories about all the illegal nightly rentals.

Thanks for your help,

John Willett
Methow Valley Lodging Association, VP

REF: Okanogan New Zoning Code and rewrite

Lodging Business Owners,

WE know that there is now 80 or so Nightly Rentals in the Methow Valley doing business both legally and illegally. The number of permits issued by the Planning Dept are not even half that. The Health Dept and the Planning Dept do not compare their lists and consequently there is no conformity. VRBO and other out of the valley rental agencies are not monitoring legalities or taxes. The mission here would be to make sure that all Lodging Businesses are competing fairly, lodging is in approved areas and all lodging businesses are supporting our infrastructure.

The Okanogan County Planning Dept is working on the rewriting of the Okanogan County Zoning Code from January 2015 until an estimated time of June 2015. The Draft Zoning Code will be submitted to the Commissioners, Residents, Concerned others and other Departments approx in April 2015.

If you want your concerns heard and included in the new Zoning Code, then the best way to do that and meet the Draft submittal deadline is get involved early. WE must not make the mistake that was made the last Zoning rewrite and not make sure all the language we want is in and is brought forward.

I had a meeting, again, with Perry Huston, Okanogan County Planning Director 1/21/15. Here are some thoughts he had about the Nightly Rentals in the Zoning Code.

- 1) What is the vehicle for permitting? Currently: Re-Zone to Planned Development, Potential: Conditional use permit Both require public input and SEPA review!
- 2) Where can the NR legally exist? PD rezone compatible in what Comprehensive Plan designation; CUP's in what zones? Commercial Zones? Residential Zones?
- 3) What to do about existing NR's that are considered legal non-conforming? Will they be required to come into compliance with new laws? If so what is reasonable amortization period?
- 4) What about code compliance? Violation is currently a criminal violation with jail time. Does that complicate enforcement? Should it be a civil infraction?
- 5) What should be done with violators? Should penalty include payment of back taxes (or documentation showing they paid taxes) and any other fees that they may have missed. What is reasonable for those that have abided by the law and those that have not?

The Planning Department needs to revisit the District Use Chart and figure out what activities should be listed in what zones as permitted or conditional uses as well as process for interpreting activities not listed. That needs the Lodging Industries input, in time for the Draft Zoning Plan submittal, if we want the best chance of getting our concerns heard and included in the rewrite of the Okanogan County Zoning Code.

Currently nightly rentals are only allowed in Planned Developments. As of late this permitting has caused motel like developments to be erected in residential areas where the owners of the Planned Developments have made multiple lots in clusters on their property but have not sold those lots to others, but have keep them for themselves and basically developed the lots, with small cabins, very much like Motels, Motels that are supposed to be only in commercial zones. To rectify this obvious bending of the laws of Okanogan County it is recommended there be the following changes in the Zoning code:

Nightly rentals will be authorized through the Okanogan County Zoning ordinance as legal non-conforming development with a SEPA review required in each case.

Nightly Rentals are allowed in Residential and Commercial zones only under certain conditions. In commercial zones they will follow all applicable permitting associated with Hotels and Motels.

In Residential zones Nightly Rentals are limited to one unit per lot, per the designation of lot sizes for that particular zone. There will be no exceptions. i.e. one unit on 20 acres in the uplands zone in Mazama or one unit per 5 acre lot on the Mazama valley floor zone. There will be only one unit per lot and only one nightly rental per owner per lot or a owner in a development, whether one person or one family member within a planning area. Nightly rentals will follow IRS rules about owner use of 14 days a year.

Existing Nightly Rentals in PD's prior to 2014 and after 2005 are grandfathered in, but they must show that they are paying state retail and Hotel/Motel taxes. All Nightly Rentals are required to pay state retail taxes and Hotel/Motel County taxes to get a permit. All back taxes will be paid before any permit is issued to any Nightly Rental and non compliance will result in losing their right to receive a NR permit. Any Nightly Rental that has not been paying their retail or Hotel/Motel taxes will also be fined twice these back taxes by the County and a permit will not be issued before the fines are paid.

Existing Nightly Rentals prior to 1995 that had a Planning Dept. permit from that date back are grandfathered in and do not have to update or comply with any new Okanogan County Planning permitting rules for Nightly rentals. Though they must renew and pay their annual permitting fees.

All nightly rentals after 1995 that have not applied for or have not gotten a Okanogan County Planning Dept. permit will have to acquire one within 3 years as follows: NR applications must be submitted within a year of the adoption on the Nightly Rental ordinance here within this document. These nightly rentals must have their permits in hand within two years or must cease from all business as a nightly rental. Those that do not comply or apply within the one year period said above, will receive a notice of non compliance. At two years or one year from the issuance of the notice of non compliance the offender will be given a misdemeanor citation by Planning. Those in non compliance after two years will be fined \$50.00, fifty dollars, a day until they cease renting and at three years or three years from the date of adoption of this zoning ordinance, will be given notice by the prosecutors office of a gross misdemeanor offense for non compliance of the Nightly rental Zoning Code, where upon they will have to come before the Okanogan Court in a timely manner and show just cause for their non compliance to the zoning code. At four years of non compliance and still doing business as a nightly rental the owners

will face criminal charges and have to show just cause for their actions in criminal court in Okanogan before the Okanogan County court and the court will levee appropriate fines and jail time for the offense(s). All fines at the above rate and court costs shall be paid by the defendant in both cases.

The Planning Dept of Okanogan County will permit a nightly rental for an appropriate fee to cover their costs before any permitting process will start and if a permit is issued Planning will share this permit and any other pertinent information with the County Health Dept. The County Health Dept will not issue any permit until Planning has given them a copy of their legal permit for the nightly rental and it is on record. The Health Dept must permit the nightly rental according to its rules and regulations and charge appropriate fees to cover their costs.

There will be a annual permitting process and appropriate fee by both Planning and Health. The process will also require a renewal check list that asks if the applicant has paid the required taxes and has read and is abiding by the Okanogan County Nightly Rental ordinance. The renewal will also ask how many times the owner has used the Nightly Rental in the past year for personal use and how many times the Nightly Rental was rented to customers in the past year. Planning can at any time ask for verification of the check list supplied by the Nightly Rental owner or their rental agent and/or manager. Planning or Health can revoke any Nightly Rental permit for just cause of non compliance of the Nightly Rental Zoning Code.

The purpose of the Nightly Rental Ordinance is to make sure that Nightly Rentals are competing legally and fairly with other Nightly Rentals, Hotels, Motels, Resorts and Bed and Breakfasts.

Ben Rough

From: John Willett <johnwillett@embarqmail.com>
Sent: Wednesday, May 06, 2015 8:54 AM
To: Perry Huston; Ben Rough; Ray L. Campbell
Cc: Jim and Janet Gregg; 'Maggie Coon'; karen reneau; bcharlton@sunmountain.com; Bill Pope; geoff childs; monica bernhard; Vicki Miniajluk; Winthrop Inn
Subject: 2015 Okanogan County Zoning Laws 5.15
Attachments: 2015 Okanogan County Zoning Laws 5.15.doc

Perry, Ben and Ray,

Please consider these suggestions and the many talks, calls and emails I have had with you over the past years about a new Zoning Ordinance for Nightly Rentals for the County.

Opening up all lands to Nightly Rental possibilities, if I heard Planning's ideas to fix this Nightly Rental problem right, will not support our County's rural character, which we rely on for our business model and economy.

We all agree that we need to fix this. Ray knows the problem, as his daughter struggled with the loose legalities and home owners years ago when she was Central Reservations.

We need to fix this and the rewrite of the Zoning Codes for the Comp. Plan is the perfect time.

Happy Trails,
John Willett
Methow Valley Lodging Association, VP

2015 Okanogan County Zoning Laws Reviewed and Updated

Ref: Nightly Rental Ordinances

You probably are aware that Okanogan County is now redoing its zoning laws. One of the long standing problems with the old zoning laws was with Nightly Rental permitting. Currently there are over 80 in Methow with 75% not Permitted by OKCO Planning because they basically have no permitting process. OKCo Health has a permitting process, but the two Depts. do not exchange information. Consequently, a NR can be permitted without a review or notification to anyone, besides OKCo County Health.

This has led to many abuses including: 1) Renting without a Health Permit, 2) Turning Planned Developments in residential zones into Motels 3) No voice for neighbors in residential zones in the permitting process 4) No checks on a owner paying their taxes, including the Hotel/Motel taxes that help pay for improvements to our local infrastructure for tourism 5) unfair competition with legal tourist accommodations like Hotels, Motels, Bed and Breakfasts and legal Nightly Rentals.

The Okanogan Planning Dept's idea now is to fix this problem by opening up all lands in the County to Nightly Rentals in its new zoning ordinances, making NR's attainable as a "non-conforming use" through the "conditional use" permitting process. Just last year a Planned Development Permit for a Nightly Rental on land that was non-compliant with the PD codes was given to a land owner in Mazama by Planning/Hearing Examiner, though the neighbors and the Community objected to this happening in this residential area. Giving OkCo staff strict rules to follow when permitting, looking at this resent action, is a good idea for communities, neighbors and business if you want rules to be followed and rural areas preserved. Tourist come here to experience the ruralness of our area. People come here to live because of the ruralness. Turning the valleys and hills into spotty Motel development and subjugating the rules is not good for the overall business atmosphere and attracting tourist to our area.

The current zoning rules only allow NR's in Planned Developments. Here, it was thought, the Home Owner Association (community) can decide whether to allow NR's or not. The only change that would be required to keep PDs from turning into Motels in residential areas would be to limit NR ownership to one unit per owner (partner or family member) per Planning zone or PD. Nightly Rentals were set up in this County in the 1990's to offer homes periodically to the public for rent. Hotels, Motels B&Bs cannot offer a place for families to congregate in a home/family atmosphere. This was set up as a Cottage Industry, not a commercial enterprise. This attitude should be reflected in the new Zoning Ordinances.

Requirements for: UBI tax disclosure, obtaining Planning and Health permits should be in the ordinance. Time lines for compliance, civil penalties and loss of licensing for non-compliance should be included.

Requiring a SEPA review should be re-implemented and required for all Nightly Rentals.

One owner/one Nightly Rental in a PD or Planning zone should be mandated.

Community Advisory Committee review, its recommendations and approval given priority in permitting. The Planned Development ordinance and Zoning codes must also be strictly enforced.

Please consider these and contact your Commissioner and express your views and concerns if you don't want the valley's residential areas overrun by Motel like developments and Nightly Rentals everywhere.

Ben Rough

March 24, 2015

To: Okanogan County Planning Department, Okanogan County Commissioners & Okanogan County Public Health Department

From: Kathleen & Kyrie Jardin, Owners of Central Reservations, LLC, Winthrop, WA, 509-996-2148 E-mail: Info@CentralReservations.net

Re: Overnight Lodging/Nightly Rental Regulations & Zoning Requirements

We are writing as owners of Central Reservations and as unofficial representatives of about 100 privately owned cabins/homes and Inns in the Methow Valley. This is our 5th year owning Central Reservations, which is a 33 year old lodging company based in Winthrop. We rent homes in the Lost River, Mazama, Winthrop, Wolf Creek, Twisp, and Leavenworth communities.

As a company we feel honor bound to follow the letter of the law renting private homes, but feel that the direction moving forward needs to be defined more clearly. When we bought Central Reservations, internet booking was in its infancy, with VRBO (Vacation Rentals By Owners), Home Away, and Air B& B just beginning. We are state of the art technology ourselves, and have a "real time" booking engine that is current at all times, so we actively compete with larger cyberspace companies in the online world, spending around \$6k/month to get guests to visit the Methow Valley.

The Okanogan County Planning Department has a zoning requirement which states that in order to be a Legal Nightly Rental, a home needs to be either in a Planned Development, or be "Grandfathered" in. The Town of Winthrop has its own zoning requirements, which are in designated business areas; and the Town of Twisp has its own rules which are vastly different than Winthrop, and are in residential areas.

In addition to the Okanogan County zoning requirements, there is a second requirement that an owner have an Okanogan County Public Health Overnight Transient Accommodations Permit, which can be obtained without being in a legal location, which does not make sense.

Today it is very easy for anyone to put their private residence online to rent, and compete with licensed homes. It is also very simple to locate who owns them and where they are located.

Present situation:

- 1. Every week Central Reservations turns down owners of homes who would like to rent through us, because they don't meet the zoning requirements, and then we find ourselves competing with them on other websites.**

2. More than likely, those houses not in compliance are probably not 'part of the system'. As a result, The State of Washington, as well as Okanogan County are, most likely, losing tax revenue dollars that should be collected and paid.
3. The number of legal nightly rentals are dwindling, as homes sell and new owners may or may not choose to continue renting them; and we are not able to replace them with new legal rental homes.
4. Property prices of legal nightly rentals are inflated due to their ability to be rented, where the house next door that is not grandfathered in as a nightly rental, cannot legally be rented.

What we propose is that Okanogan County revisit the zoning regulations governing nightly rental properties. We ask that the regulations that are presently in place, be either, enforced by the County, or that new rules are established. The playing field needs to be "level" for all property owners.

Some additional thoughts:

1. In all cases, the Okanogan County Public Health Department requirements should be enforced.....as an example, some of the unlicensed homes have hot tubs, etc.
2. Neighborhood association rules should be the defining factor as far as nightly rental property zoning is concerned.
3. On San Juan Island, homeowners in the County can apply for a Vacation Rental Permit, which has a public input process, and includes feedback from immediate neighbors, and it seems to be working well. In the Town of Friday Harbor the town's zoning rules must be adhered to in order to rent nightly. We might suggest that this could be used as one possible template.
4. If we can help you in any way, we will do our best. Just ask.

We have attachments from a number of owners and neighborhood associations, which reflect different opinions and angles, which is expected. We are talking about an individual's property rights. What we are asking for is that you take a look at the situation before you finalize any new zoning rules.

Kathleen Jardin, Kyrie Jardin
Kathleen and Kyrie Jardin

Central Reservations
PO Box 1275, Winthrop WA 98862
509-996-2148
info@centralreservations.net

LOST RIVER - "grandfathered" in
AIRPORT community
Legally Rented Homes OWNERS: CEDAR CREEK
CABIN

From: Nina & Kevin Jahne <nkjahne@hotmail.com>

Date: Tue, 7 Oct 2014 21:02:03 -0700 (PDT)

Hi,

Kevin & I read your letter with great interest regarding legally rented vs. non-legally rented homes.

When my husband and I wanted to purchase a vacation home in the Methow, we also knew we wanted to rent it out for nightly rentals. This would help us to pay the mortgage and allow others to enjoy the beauty of the Methow. It was important to us that we purchase a home that could be legally rented. While cabin hunting it was pointed out to us that no one actually enforces the laws. However, my feeling at that time was (and it hasn't changed), that at some point someone would enforce the laws. I'm hopeful that this will occur.

The laws do a couple of things that I think are important:

- A home that is regulated is checked periodically for health and safety issues. Those that aren't paying their dues are not. I think this is vitally important. As someone who might rent a cabin elsewhere, I want to be assured that like a hotel, it meets certain basic health and safety standards.
 - Adequate fire safety items
 - Fridge/ freezer kept at the proper temperatures
 - etc etc.

If someone isn't regulated then a renter may rent a home that is not safe, which while they may never stay there again, it's still not safe at the time. I feel that there should be a minimum base level.

- Obeying the regulations puts everyone on an equal playing field.

It certainly does annoy me that people in the area do rent out their homes without permits. This means that we are having to jump through hoops that others don't have to, at a cost to us. Most of these homes would easily qualify as healthy, lovely places to visit, but they are taking business away from us without having to pay their fair share of the dues.

- Regulating how many vacation rentals there are and where they can be placed preserves the neighborhoods of the Methow Valley. For those who purchased in an area that is not zoned for nightly rentals, they do not want every other cabin to become a nightly rental and I have heard many complaints about nightly rentals and a desire to not have too many of them in any one

place.

- Provides income to the state / county..
 - Realistically speaking however, I'm wondering if the fees cover the costs of overseeing the properties. If they don't the dues should be raised to cover the associated costs.

I feel that one of 2 things should happen:

- Either Enforce the laws.
 - The zoning laws can also be amended, BUT any change to zoning laws should go through the usual processes so that all the neighbors in an area can weigh in with their thoughts on the issue.
- Abolish the laws.

Either of these is acceptable, although I far prefer option 1 as I think the health and safety issues are important and without adequate oversight, there could be health and safety issues.

From Central Reservations (and other sites) viewpoint, I greatly appreciate that they are not advertising everyone out there. However, this unfairly penalizes them for obeying the laws, which reduces their ability to make a living.

Nina Jahne

LOST RIVER

AIRPORT community - grandfathered
in

RE: Legally Rented Homes

CEDAR CREEK CABIN

From: Nina & Kevin Jahne <nkjahne@hotmail.com>

To: Central Reservations Rotstan <info@centralreservations.net>

Date: Wed, 8 Oct 2014 16:58:43 -0700 (PDT)

Hi Kathleen,

Sorry I haven't had a chance to weigh in on this. Nina and I have similar views in this area, but I have a slightly different position.

I'm not sure what you are intending to do with our opinions on this. I know there are cabins renting without licenses and I kind of take the view that more tourists helps spread the word and it probably has a long-term benefit as people start looking for different places in the valley to stay once they've been there. I'd be curious what other businesses think of it since tourists of unlicensed rentals are not providing local taxes. The taxes that keep the valley as a tourist destination.

Anyway ...

I don't think the zoning regulations fall into an enforce or abolish position. Have the zoning ordinances and regulations protects the area and resources, is a selling factor for new homeowners, and provides a source of legal remedy/recourse should it be needed. It actually might be a liability to an association to have an open secret about unlicensed nightly rentals when the by-laws indicate otherwise, but I'm not sure.

I am also hesitant to notify the authorities of an unlicensed nightly-rental because I do not want to create bad feelings within the small community where we have a cabin. It's not worth it. That leaves me no alternative except to be better at marketing than they are.

Things that would be interesting to consider to address this problem:

- A campaign (by licensed lodgings naturally) about how renting from licensed lodgings is better for the valley/community/etc as a whole: better jobs, local taxes, local income, supporting the valley trails and ecology, etc.
 - valley flyers
- Post a licensed cabin on airbnb that undercuts most pricing and is basically an ad for using centralreservations.net for licensed valley lodgings
- Create a graphic for licensed lodgings that can be used on the sites with the benefits of renting for licensed
 - For extra credit, link the graphic to a central res page with an explanation of the value of using licensed cabins

KEVIN JAHNE

permits

LOST RIVER AIRPORT COMMUNITY
RIVERSTONE CABIN

From: Bonnie Cech <bcech@cechsystems.com>

Date: Sun, 5 Oct 2014 20:04:07 -0700 (PDT)

To: Centra Reserva <info@centralreservations.net>

Hi Kathleen and Kyrie,

Thanks for the letter regarding permits. We are in the pool of folks who paid for an attorney way back when to be able to keep renting our place legally. And, we think some rules should apply for vacation destinations (otherwise lots of issues can arise). The worst scenario is having requirements, but not enforcing them. Whatever we do, I'd like it to be legal. Hence, we are in the boat of either 1-making everyone have a permit and enforcing it, or 2-change the rule and eliminate the permits.

Bonnie

Bonnie Jasman Cech
President, Cech Systems, Inc.
Phone: (206) 755-7102

Thank you

MAZAMA- LOST RIVER ROAD
OWNERS: GOAT WALL RETREAT

From: Leighfar <leighfar@aol.com>

Date: Mon, 6 Oct 2014 19:39:01 -0700 (PDT)

Cc: "rcampbell@co.okanogan.wa.us"

<rcampbell@co.okanogan.wa.us>

To: "info@centralreservations.net" <info@centralreservations.net>

Dear Kathleen and Kyrie,

Thank you so much for your thoughtful letter about the present state of Illegal rentals in the Methow Valley. We very much appreciate your insights and comments.

Roy and I have been legally renting our Mazama home since the late eighties. We pay for all the permits and taxes. We were told sometime in the early nineties that we would be 'grandfathered' in and that newly constructed homes would not be allowed to compete for rental income or flood the rental market. We have become aware over the past few years that new neighbors who do not obtain permits and do not pay sales or lodging taxes have been renting their homes illegally. We, too, are law abiding and honorable and it disturbs us that so many new homeowners are not operating within the laws in Okanogan County. We feel that property owners who are renting without permits and licenses should be contacted and told to comply with the laws of Okanogan County. We are cc ing Ray Campbell and hope that he will convey our thoughts to Perry Houston and let us know what the county decides on tis issue.

Again, thank you so much for taking the time to address this issue and for soliciting our thoughts and comments. We are grateful for all you do.

Sincerely,

Leigh and Roy Farrell

>>> Sent from my iPad

WOLF CREEK AREA

§ Cottonwood Meadows

07/12/2013 03:17:22 PM

Recording Fee \$5.00 Page 12 of 11
Idaho Department of Lands
Shoshone County, Washington

300000



C. No Hunting signs are permitted as needed.

12.8 Maintenance. All Property and all improvements shall be maintained in a clean and safe condition and in good repair. The Association shall maintain all Common Areas.

12.9 Rental and Leasing of Property. Renting and leasing of dwellings must follow the

Washington County rules. No night rentals are allowed. A Single Family Dwelling can only be leased or rented as a unit and not to the family. Any other structure(s) on the Lot shall not be separately rented or leased.

SECTION 13
MAINTENANCE

13.1 Duty to Observe Prudence. The Association shall obtain and maintain the following policies of insurance:

A. Hazard Insurance. With respect to the Common Area, a policy of hazard insurance covering loss or damage to all parts of the Common Area in the amount of the full replacement value thereof, providing protection against all direct causes of loss. The policy shall name the Association as the insured and beneficiary of the insured. Owners, as the named insured, shall maintain the standard mortgage clause, naming the holders of first mortgages (and their successors and assigns) as mortgagees.

D. Liability Insurance. With respect to the Common Area, a comprehensive general liability insurance policy, with public liability and order-suits deemed appropriate by the Board of Directors, shall be maintained by the Association. The policy shall provide for coverage of all occurrences relating to the operation of the Common Area. The policy shall provide for coverage of all

PINE FOREST NEIGHBORHOOD

RE: CC & R's regarding Nightly Rentals

PINE-FOREST.ORG

From: Kent Hitch <kenthitch@outlook.com>

To: Central Reservations <info@centralreservations.net>

Date: Wed, 11 Mar 2015 13:15:28 -0700 (PDT)

We believe the last offending party, regarding nightly rentals, is selling their home. The Board took several actions which resulted in the owners deciding to sell rather than face a legal fight. An inspector was looking at the home today. Previous nightly rentals have been found to be not worth the effort by the owners. So our "problem" is solving itself.

Regarding the CCR's, Pine Forest has depended upon the two Okanogan county ordinances (1. Pine Forest is not zoned for nightly rentals and 2. Nightly rentals must be licensed which implies a number of features including sprinklers). Pine Forest has a covenant which bans commercial activity. There is also a covenant which bans illegal activity. The use of a home for "transient tourist accommodation" in Pine Forest was pointed out to be not consistent with lawful and approved use. If the matter were to go to court, owners could not expect to find comfort since nightly rentals are clearly not within regulations.

Pine Forest CCR's can be found online at Pine Forest.org. Zoning for a particular home can be found on the Assessor's site. Pine Forest is zoned "residential". The chapter and verse of nightly rental regulations can also be found on a county web site. A quick google search makes things faster.

I hope I have answered your questions!

Date: Wed, 11 Mar 2015 12:43:10 -0700

From: info@centralreservations.net

To: kenthitch@pine-forest.org

Subject: CC & R's regarding Nightly Rentals

Hi Kent....

Kyrie and I are writing a letter and would like supporting documentation regarding nightly rentals in the Methow Valley. We consistently turn down home owners who are not in compliance with the regulations that govern their neighborhood, and we have heard that Pine Forest does not allow homes to be nightly rentals, and we have turned down all owners who have approached us since we bought Central Reservations over 4 years ago.

Ben Rough

From: John Sunderland <John@methowconservancy.org>
Sent: Thursday, September 17, 2015 9:40 AM
To: Ben Rough; krise@erlandsen.com; John Sunderland; Jason Paulsen; hjranch@live.com; nikiandkook@yahoo.com; Perry Huston; Jon Wyss - Personal
Cc: info@centralreservations.net
Subject: FW: Nightly Rental Insurance

All-

Here is what I got from Kathleen re nightly rental insurance:

Evidence of an appropriate business insurance policy is a great idea. Most homeowner policies do not cover rentals of this type, and owners should have a "nightly rental policy". We have found that Melbourn Insurance is very knowledgeable and more reasonable than anywhere else to obtain this. It is a good idea, but might be complex for the County to monitor. Go ahead and share if you like.

Were you able to view the statement that the Town of Winthrop sent out? Sometimes hard to tell when you forward something....here it is out of context:

Message from Cindy Hicks

This business must cease immediately. You do not have a business license with the Town of Winthrop under Title 5. Under Section 5.04.140 you are subject to a civil penalty of not less than \$25.00 nor more than \$100.00 dollars per day. Contact me at 509-996-2320 by June 30, 2015 or I will direct the Marshal's Office to start the civil penalty process. Thank you. Cindy Hicks / Deputy Clerk Town of Winthrop

I laughed at the simplicity, and how effective it was. I am sure Mike Harr at County Health may have some "experience" stories as well.

Kathleen

Central Reservations, your Methow Valley lodging source since 1982...keep it local!
800-422-3048
www.CentralReservations.net



Ben Rough

From: John Sunderland <John@methowconservancy.org>
Sent: Thursday, September 17, 2015 9:37 AM
To: Ben Rough
Cc: info@centralreservations.net
Subject: FW: FW: Nightly Rental Project

Ben,

FYI

John

From: Central Reservations [mailto:info@centralreservations.net]
Sent: Thursday, September 17, 2015 9:18 AM
To: John Sunderland <John@methowconservancy.org>
Subject: RE: FW: Nightly Rental Project

John,

Thanks for this...one more item I might mention is that compliance by 2020 is laughable...how about they don't operate unless they are licensed, and they are fined? They went into business in a "nano-second" with no licenses, and they can go out of business just as quickly.

I believe with the recent loss of revenue for all licensed lodging facilities (we lost the 2nd half of August, Labor Day weekend, and much of September) AND many weddings cancelled due to the fear factor of the Methow Valley being a charred ruin, that unlicensed people do not deserve the same consideration as those that are following the current laws.

My Best,

Kathleen

Central Reservations, your Methow Valley lodging source since 1982...keep it local!
800-422-3048
www.CentralReservations.net

Original Message

Subject: FW: Nightly Rental Project
From: John@methowconservancy.org
To: "John Sunderland" <John@methowconservancy.org>; "nikiandkook@yahoo.com"; "kriser@erlandsen.com"; "hjran@live.com"; "Ben Rough"; "Jason Paulsen"; "Jon Wyss - Personal"; "Perry Huston"
CC: "info@centralreservations.net" <info@centralreservations.net>
Date: 2015-09-17 09:11:54

All-

See emails string below. Kathleen is the owner of Central Reservations in Winthrop. I know Ray in particular is sensitive to this, because his daughter used to own Central Reservation. Evidently enforcement is not as difficult as some have thought, vis-à-vis online rental sites like Air B n B.

I also had a discussion with several folks about a Nightly Rental requirement for insurance that covers nightly rentals, evidently it isn't that difficult to acquire, see below.

I'll follow this with an email string about the insurance issue.

Ben, I know this issue isn't on the agenda of the Commissioners' work session on Wednesday, but would it be possible to take 5 minutes at the end of the work session on Wed for Kathleen to speak to the issue?

Thanks to all,

John

From: Central Reservations [<mailto:info@centralreservations.net>]

Sent: Wednesday, September 16, 2015 2:42 PM

To: John Sunderland <John@methowconservancy.org>

Subject: Nightly Rental Project

John....First off, I so appreciate your returning my call, and the thoughtful work that has been put into the Nightly Rental Regulations moving forward. I can tell that it has been looked at from many angles. From our perspective, the unregulated homes on national and international websites is like having Walmart move into Winthrop and make all new rules for how we do business. It is very unfair to those who are following the rules. Central Reservations started in 1982, and my husband and I are the 4th owners. We have steadfastly followed the rules and turned down at least 4 new properties a week, and then we find ourselves competing with them online. So, we opened a retail gallery/store called the Purple Sage and our office is at the back, the Gallery is the living room for Central Reservations. We decided to promote the fact that we are local

folks. The cost of competing with Google Ad words, Bing, and everything else is staggering per month...almost as much money as we take home as a minimum salary.

It is very simple to identify the homes that are legal to rent. I can easily tell you who is legal at this time, because we know them all. It would be so simple to send out a "directive" telling people they need to be in compliance. The fact is....Air B n B would remove them if they were contacted by an authority figure....such as the Okanogan County Health Department.

See below what the Town of Winthrop sent out to unlicensed homes on the VRBO website. To do this, you don't even need to look up the parcel number or tax payer name. I thought this was very clever, and I did forward this to Mike Harr with the County Health Department and to the Planning Department and Ray Campbell at one time. I do know that Mike Harr has been sending out enforcement letters for unlicensed places, and he was thorough enough that he got the list from the State of Washington Health Department to be sure that folks were not licensed through the State and then he cross referenced his list, and he double checked with me and our website. His goal is to get the unlicensed places in compliance, which I admire him for that.

So far as the Air B n B site, I do not know if any enforcement has been attempted. When a property owner lists a property on the site, they are agreeing that they are zoned appropriately and have all licenses necessary, and they hold Air B n B harmless, etc. So far as collection of sales and lodging taxes, that is not an option that is offered as an added on fee on the Air B n B site. Our office (Central Reservations) in order to remain viable and competitive in the current ever changing market have listed properties on Air B n B. I have to very cleverly price things to include sales taxes, and then I convert the reservation into a Central Reservations stay with our code numbers, etc. As I mentioned on the phone, my son and daughter-in-law got summarily shut down in Long Beach, CA, as the town came down on Air B n B properties that are not zoned appropriately.

VRBO also requires owners to agree that they have all necessary licenses and permits when you list a property on their site.

The beauty of the two above lodging sites is that the owner has to spend almost nothing to get a place up and running...you are "instantly" in business, and under the "radar".

This is not rocket science...and a bureaucratic stance that it is not enforceable or possible, or that it takes too much time, is very short sighted. IF people can be brought into compliance, it is a lot of tax revenue for the State, County, and the local lodging taxes help fund promotion of the Methow Valley.

I would be more than happy to help in any way that I can. Nobody wants to be the "bad guy" that blows the whistle on others, but "fair is fair" so far as licenses and permits are concerned.

Please keep me in the loop. I would love to attend the next hearing that includes this issue. When did you say it was? PLEASE BE SURE TO SCROLL DOWN SO YOU CAN SEE WHAT THE TOWN OF WINTHROP DID.

My Best,

Kathleen, downtown Winthrop, on the boardwalk

Central Reservations, your Methow Valley lodging source since 1982...keep it local!

800-422-3048

www.CentralReservations.net

Original Message

Subject: Inquiry from Cindy Hicks: VRBO.com #620615
From: sender@messages.homeaway.com
To: "Kathleen Jardin" <info@centralreservations.net>
Date: 2015-06-16 12:49:51

Hello, Cindy Hicks is interested in your property.

	
Property	#620615
Dates	
Flexible dates	Yes
Guests	2 adults, 0 children
Traveler name	Cindy Hicks
Contact info	View in your dashboard
Inquiry from	VRBO.com

Message from Cindy Hicks

This business must cease immediately. You do not have a business license with the Town of Winthrop under Title 5. Under Section 5.04.140 you are subject to a civil penalty of not less than \$25.00 nor more than \$100.00 dollars per day. Contact me at 509-996-2320 by June 30, 2015 or I will direct the Marshal's Office to start the civil penalty process. Thank you. Cindy Hicks / Deputy Clerk Town of Winthrop

Respond in your dashboard

 or, reply to this email

Respond quickly to increase your chance of securing the booking.

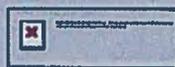
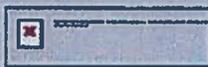
Response Time: Within 12 hours **Response Rate:** 90%

Looking for more inquiries? Listings with a quality score of 80% or greater get 15%* more demand! Follow the customized recommendations in your dashboard now.

* Based on internal metrics taken from data on VRBO.com between December 1, 2014 and December 31, 2014

To help keep you protected, email addresses will be removed from conversations between owners and travelers. If you include an email address in your message, it will appear as _____@_____. to the recipient.

Download the HomeAway app so you can reply to travelers, send payment details, manage your calendar, and more on your mobile device.



© 2008 - Present HomeAway.com Inc. 1011 W. Fifth Street, Suite 300, Austin, TX 78703

This email was sent to info@centralreservations.net.

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July 8, 2015

Ben Rough
Okanogan County Planning Department
Senior Planner
123 - 5th Ave. N. #130
Okanogan WA 98840

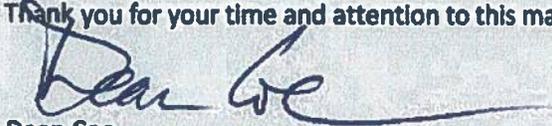
RE: Comp Plan and Nightly Rentals

Dear Ben,

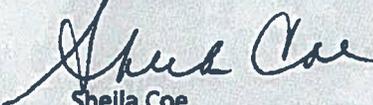
We own River Pines Inn, a licensed Tourist Accommodation in the Town of Winthrop. We wanted to insure that our thoughts were added to the record at the time of the Public Hearings.

Please know that we appreciate the existing rules that are in place for Nightly Rentals. We feel that it is important that the new Comprehensive Plan does NOT allow nightly rentals in areas where the zoning disallows tourist accommodations. At the very least, if Nightly Rentals are allowed in Residentially zoned areas, we feel that the Health District as well as the Planning Department shall place licensing requirements on the premises to insure that 2% Tourism Tax is collected by the State and funneled to Okanogan County, and that Health and Safety guidelines are met to protect guests.

Thank you for your time and attention to this matter.



Dean Coe



Sheila Coe

10 Homestead Road

Winthrop WA 98862

509 860 2438

Deanc2162@gmail.com

