

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@jonwyss.com; barjrwr@nvinet.com; hajny@ncidata.com; scarterc@ncidata.com;

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rocklynn@townofwinthrop.com; build@omakcity.com; cjohnson.oro@nvinet.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

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Phone: (509) 422-7122