

## **Ben Rough**

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**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.