

Ben Rough

From: Perry Huston
Sent: Monday, February 29, 2016 7:51 AM
To: Ben Rough; Isabelle Spohn
Subject: FW: Input to Planning Commission - Zoning

Will do

From: Isabelle Spohn [<mailto:isabelle.spohn@gmail.com>]
Sent: Monday, February 29, 2016 6:45 AM
To: Perry Huston
Subject: Input to Planning Commission - Zoning

Perry - please forward to PC members before the meeting. Thanks!

Dear Planning Commission members:

Aside from the serious issues of dense zoning in areas of the county (particularly the Lower Methow Valley) in which there is lack of water availability and lack of adequate planning for egress and ingress during fires, I am very concerned about the changes regarding overnight accommodations.

There is no way such activity should be done without at least a conditional use permit. I have property in the Lower Methow, and some of my friends who also own property there already put up with gun shots, barking dogs, and other loud activities when second-home owners come to stay for brief periods of time. Think of how much such loud activities would increase with unregulated overnight accommodations.

A conditional use permit would give at least some avenue of protection to residents and landowners experiencing such problems from those who come to stay for a brief period of time and then are gone. Many of us own property in relatively isolated areas where even any new regulations along the lines of noise and dogs are difficult, if not impossible, to enforce in a timely manner.

To allow such rentals with no recourse for offended neighbors is to show disregard for our citizens and taxpayers who are residents and landowners.

In case you are wondering about the lack of testimony from others in the Lower Methow, the Methow Valley news addressed this issue some time ago and stated that in the "Methow Valley" there were more protections in this regard, but in "the rest of the county" not even a conditional use permit would be required.

The county's terminology to the reporter here is most unfortunate.

The areas south of School District 350 to Pateros are part of the Methow Valley!!!! The residents down there now think they have protections from disturbing activities because their property is in the Methow Valley.

A look at the map should help the county to understand that the Methow valley does not disappear at Gold Creek. The river does not run underground at Gold Creek. The wildlife does is not fenced out at Gold Creek. A number of children from that area also attend School District 350. The Methow Valley extends to Pateros. According to the county's current definition of the "Methow Valley," Commissioner Campbell doesn't even live there.

Thanks,
Isabelle Spohn
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