

Kellie Conn

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From: Perry Huston
Sent: Tuesday, June 17, 2014 8:00 AM
To: * County Commissioners; Lalena Johns; Tanya Craig
Cc: Kellie Conn; Anna Randall
Subject: FW: Comments on Final Draft of Interim Zoning Ordinance

JUN 17 2014

**OKANOGAN COUNTY
PLANNING & DEVELOPMENT**

From: Stuart Rick Gillespie [<mailto:rickg@columbiana.org>]
Sent: Monday, June 16, 2014 6:21 PM
To: Perry Huston
Subject: Comments on Final Draft of Interim Zoning Ordinance

Dear Mr. Huston,

After reviewing the map and content of the Interim Zoning Ordinance of the county's Comprehensive Plan, I am concerned about several things that I feel the County Commissioners and the Planning Department have missed in considering what is best for a majority of citizens living in Okanogan County, and have made the county liable once again to becoming a defendant in a lawsuit that drains resources unnecessarily from the county tax base for the advantage of speculators of properties to sell real estate in the county to unsuspecting buyers who eventually will discover they do not have water resources nor have services the county can provide them.

Your map indicates that county roads which are more than one mile from a county "arterial" road (which incidentally is Hwy 97, Hwy 20 in Okanogan County as these arterials are the only roads in the county that are high-capacity roads that deliver traffic to freeways or expressways at some point) are to be designated zoning for one to two dwellings per lot (minimum of one acre). That may be possible within one mile of Hwy 97 and Hwy 20 as that density exists to a great extent already, but to extend that zoning into areas of Havillah Road, Mt. Hull Road, Loomis Road, Pine Creek Road, Aeneas Valley Road, Toroda Creek Road, Oroville-Chesaw Road, Tunk Mtn Road, Riverside-Conconully Road, Okanogan-Conconully Road, Chiliwist Road, Pateros-Twisp Road, and other roads in the county that are definitely more than one mile from a county arterial is to bring on the destruction of the rural, farming character that many residents of Okanogan County support and want to maintain. The densities of dwellings that this Interim Zoning Ordinance would allow cannot be supported by the available water resources and densities of septic systems that can maintain a clean water resource.

I do hope that the Planning Department and County Commissioners will reconsider this draft document to be modified so as to keep the rural character of Okanogan County protected from development that cannot be supported by our county tax base that is stretched thin as it is now.

Respectfully,

Stuart R. Gillespie

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