

JUN 17 2014

Kellie ConnOKANOGAN COUNTY
PLANNING & DEVELOPMENT

From: Perry Huston
Sent: Monday, June 16, 2014 4:45 PM
To: * County Commissioners; Lalena Johns; Tanya Craig
Cc: Kellie Conn; Anna Randall
Subject: FW: Comments on County Comprehensive Plan, Interim Zoning, and Determination of Non Significance

From: Ashley Lodato [<mailto:ashleylodato@alumni.stanford.edu>]
Sent: Sunday, June 15, 2014 8:57 PM
To: Perry Huston
Subject: Comments on County Comprehensive Plan, Interim Zoning, and Determination of Non Significance

Dear Mr. Huston,

In regard to the county Comprehensive Plan, interim zoning, and determination of non-significance, I'd like to express my support for a more thoughtful approach to planning for the future of our land, resources, and communities. I believe that the implementation of this Comprehensive Plan will have a probable and significant adverse impact upon the environment and I support the following changes.

First, the Comprehensive Plan should clearly specify what measures will be taken to ensure adequate water supply for the density it envisions. Over-allocation of water in the Methow Valley and other drainages in Okanogan County is a pressing issue and must be addressed in the Comprehensive Plan; otherwise, the results could be disastrous for many landowners.

Second, the Comprehensive Plan should enumerate specific protections for groundwater resources. It has a state-mandated obligation to "protect the quality and quantity of groundwater used for public water supplies." Uses incompatible with groundwater protection should be eliminated from the District Use chart.

Third, the Methow Valley's CPAs should be included as part of the Comprehensive Plan and should be legally defensible, up to date, and consistent with the vision of the Methow Review District Zoning. The fact that the zoning for the two CPAs in the Methow Valley remains unchanged is an important step in the right direction.

Fourth, the Comprehensive Plan should provide a concrete schedule for creation of a "More Completely Planned Area for the lower Methow Valley south of Gold Creek. The lower Methow Valley is in need of careful land use and water resource planning in order to avoid future hardship, should subdivision continue as recommended in these plans. The lower Methow is a sensitive area with fragile soils, steep slopes, and the most severe water quantity concerns in the Methow Valley. The area has experienced a large increase in subdivision in remote areas over the past decade and has been without such protective land use provisions employed in the upper Methow since 1976. The integrity of this river valley as a whole, from fish and wildlife connections to rural community values and water issues, should play a major part in land use planning.

Fifth, the current draft of the Comprehensive Plan and Zoning Ordinance cannot be analyzed nor implemented as written, due to ambiguities, contradictions, and inaccuracies that require clarification. Contradictory elements of the Comprehensive Plan, Zoning Ordinance, and supporting documents need reconciliation, and definitions provided, before adoption of these plans.

Finally, the past, present, and future role of individual citizens, advisory groups, and communities in shaping the Comprehensive Plan should be recognized and respected by county officials. In previous drafts, the Comprehensive Plan contained provisions for citizens, towns, and cities to request amendment of the Plan on an annual basis. Comprehensive Plan review was also scheduled for every five years. These provisions have been eliminated. Involvement of citizens, towns, and cities in land use decisions in our county are crucial to effective planning and we urge you to seek community participation.

Thank you for your consideration.

Sincerely,

Ashley Lodato

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