

Rocky Robbins

From: kent woodruff <kentwoodruff@gmail.com>
Sent: Friday, January 18, 2019 10:36 AM
To: Rocky Robbins
Subject: Comprehensive plan comments to be included in EIS scoping
Attachments: Okanogan County Plan comments 1-18-19.docx

Dear Ms Robbins.

Thank you for accepting plan comments for an extended period. This extension allowed me to review the plan, related zoning information, the additional alternative provided by the Methow Valley Citizens Council, and some of my previous written correspondence with the county planners and commissioners. I recognize the challenges in developing plans in our county to try to meet the needs of a diverse populous, and the difficulty completing Environmental Impact Statements.

Thank you for working on this plan.

Attached are my comments. Please acknowledge you have received them.

Kent Woodruff
Twisp

Ms. Rocky Robbins, Planner
Mr. Perry Huston, Director of Planning
Okanogan County Office of Planning and Development
123 5th Avenue North, Suite 130
Okanogan, Washington 98840

18 January 2019

Subject: My comments on the revisions to the 2014 Okanogan County Comprehensive Plan and Zoning regulations.

Dear Ms. Robbins and Mr. Huston,

My wife and I have been county residents for 30 years and we value our place, its landscape, and its people. Thank you for preparing alternative ideas for the way we should manage ourselves and our resources. The EIS process is a good one if employed faithfully with integrity. I trust this will be the case with this effort. My comments here are for inclusion in the planning effort, the EIS analysis, and future adjustments to zoning regulations, Critical Areas ordinance, Shoreline Master Plan, Flood Management, and Hazard Mitigation plans and are intended to improve the ideas you have set forth in those plans.

First, I encourage a full and thorough analysis of all EIS alternatives, including the alternative provided by the Methow Valley Citizens Council. The carefully considered alternative provided by their staff and board has many valid suggestions for careful land use in an era when we need careful, thoughtful stewardship.

Second, all county planning should be made in the context of a significantly different climate than what we have experienced for the last 100 years. Recent years have been very notable for the extreme events and tragic losses we have experienced. As noted in the **Vision Statement** for the plan, productive soil, clean air, healthy forests, healthy rangeland, fertile farmland, and clean abundant water are our most basic, extremely valuable resources. They are the foundations of our economy and all our communities. They are threatened by the climate changes occurring and forecast for Okanogan County: ***Our counties' roads will be the most climate-change-affected infrastructure with huge costs incurred.*** Fire will have an increasing impact on the human / wild boundary. Flooding streams and rivers will certainly be more impactful to our built environment. Water shortages will become serious issues. Good planning can offset these problems. Poor planning could exacerbate our losses.

Third, our zoning can be a tool for thoughtful allocation of our county budget. If we emphasize zoning concentration and higher densities near towns and cities and avoid small parcels in more urban settings, then water use, electrical infrastructure, roads that need to be maintained, emergency services that need to be supplied, and county law enforcement can all be allocated in a focused way if we avoid scattering development densely everywhere. The inclusion of 'city expansion areas' is an important part of the draft EIS. The selected alternative should include specific limitations for some area in the county as in Alternative 3. Reviewing and modernizing the underlying zoning of R-1, R-5, and R-20 should be an essential part of this EIS. Zoning changes and plan updates are connected foreseeable cumulative effects and should be carefully considered thoroughly.

The University of Washington Climate Impact assessment, that is the best scientific document for forecasting our coming impacts right here in the county, is clear that roads and culverts are the biggest planning issue for municipalities to consider in the coming years. We must have better guidelines and permitting for road construction in this county! Our county taxpayer dollars depend on it. We need thorough, careful, comprehensive rulemaking for the methods, places, standards, and timing for road and culvert construction and maintenance in the county! This is an essential inclusion in this plan.

The flooding that is forecast for the years ahead will require smart planning for development along streams and rivers. In my tenure here we have seen emergency actions to protect structures that were built too close to the stream. This situation is projected to get worse and if so will subject the county to potential legal challenges about improper development. Now is the time and this document is the place to anticipate and avoid these issues. Shorelines and flood management zones need to be thoughtfully and fully considered in light of clear scientific projections. Development allowed in Alternative 1 in these zones is inappropriate. We need assertive protection for these area and we need to limit future losses of built roads, homes, businesses, and other infrastructure adjacent to streams.

Public access to public land and personal ingress and egress, especially during emergencies, are given assumptions for our county residents. All traditional roads and routes must be retained as county infrastructure for the benefit of all of us.

Marijuana industry expansion can be an economic generator for the county as it has been throughout Washington. We need to guide the expansion of marijuana production and processing facilities to limit crime problems, water issues, fertilizer and waste runoff, and odor impacts. Designating a few places as specifically acceptable for marijuana manufacture is a necessary inclusion to the plan. In this way, site planning, regulating, monitoring, and policing can be efficient and the potential increase in crime associated with this industry can be managed and minimized. The industry demand for water, electricity, and traffic can thereby be effectively incorporated into our planning effort and allocated where it makes the wisest use of available resources.

Thank you for considering and including these comments.

Kent Woodruff
Twisp