

D-106

Cortney Ingle

From: Jeffrey Zwar <jzwar51@gmail.com>
Sent: Wednesday, September 18, 2019 1:02 PM
To: Cortney Ingle
Subject: Comprehensive Plan Update Comments 09.18.19
Attachments: agricultural_g-p_lvag.pdf; forest_resource_lands_goals-policies.pdf; clearing_grading_bocc.pdf; lvag_clustering_feedback.pdf; rural_20_support.pdf; lvag-endorsed_middle_methow_valley_goals_policies.pdf; vision statement.pdf

I want to thank the County Commissioners that were not present during 2008 deliberations on the County Comprehensive Plan for providing a platform to consider input from the public for this latest round. I think that the appearance of fairness in government is of the utmost importance in coming up with a satisfactory plan that is acceptable to the public. The lack of appearance of fairness is something that still stings with all the persons involved in providing insight and comments to the commissioners from the twelve neighborhood groups that were summarily dismissed in 2008 in entirety with the adoption of the current Comprehensive Plan. I hope you exhibit the required moral fortitude to stand up for what the people of this county want to see as a future template and not just those that wield that greatest financial and political power. It is patently obvious to those paying attention that improper influences and collusion are still present in county government. History is not going to look favorably on those that continue down that path.

That said, I would like to see the lower valley floor adopt a minimum lot size of forty acres. Before you get all agitated, just remember that the current number of tax parcel in the lower valley has already been demonstrated to exceed the available water resources. Instead of imposing undue hardships on the existing tax parcel holders with the creation of well withdrawal restrictions, put any additional water demand burdens on the future sale of properties. I would like to see upland property have a minimum lot size of 80 acres.

With the exception of the lot sizes just stated, I fully support the vision statement from the Methow Valley Advisory Group, as presented in 2008 with all it's supporting documentation that is attached to this document.

Thank you for your consideration,

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Agricultural Lands Goals/Policies recommended by LVAG:

Goal:

Agriculture of varying scales will continue to be practiced, and the fertile lands available for agricultural pursuits will be conserved wherever possible through incentives to keep land in agricultural production.

Goal: Maintain the vitality and ability of varying scales of agriculture in the Lower Methow valley.

Policies:

- **Conservation** of agricultural lands of long-term significance will be **encouraged**.
- Smaller farms that provide jobs and contribute to the economy of the area will be conserved using tools such as current use taxation, transfer or purchase of development rights, conservation easements, clustering and other options.
- Encourage adoption of protective land use measures for existing agricultural land
- Investigate and encourage the preservation of farm lands through innovative methods such as transferable development rights or land taxes which encourage agriculture, open space and forest uses
- Encourage public use of private grazing lands through such things as development easements. **STATEMENT TO BE REMOVED ON REQUEST OF GROUP**
- Identify viable agricultural lands using guidelines provided by the Soil Conservation Service and other qualified agencies. Once identified, work toward conserving those lands with innovative methods such as Transfer of Development Rights (TDR).
- Support on going use of Open Space Taxation for timber and agriculture, Open Range for cattle, and other incentives for maintaining working lands.
- Non-agricultural use adjacent to farms and ranches will be subject to all existing functions of working facilities such as large machinery, sprays and chemical usage, irrigation equipment, dust, range cattle, night operations and other occupations of agricultural production.
- Subdivisions smaller than 20 acres will be prohibited in identified agricultural lands.
- Existing irrigation systems and appurtenant water rights will be protected.
- **Preserve Open Range STATEMENT ADDED BY GROUP**