

Cortney Ingle

From: Janice Young <jmyoung825@comcast.net>
Sent: Wednesday, September 18, 2019 3:16 PM
To: Cortney Ingle
Cc: Angela Hubbard; Andy Hover
Subject: Fwd: Comment - Draft Comprehensive Plan and Draft EIS

Dear Ms. Hubbard, Ms. Ingle,

The following contains additional comments to the one originally sent on January 16, 2019. Again, thank you for the opportunity to comment.

Thank you all for your dedication and time spent on this very important plan.

The current Plan fails to meet the basic standards required by law and fails to clearly articulate the differences between alternatives. The Comprehensive Plan and DEIS are not organized in a way that allows for a meaningful analysis of the impacts of the alternatives presented - and lacks any meaningful analysis of the proposed fourth alternative (Citizens' Alternative). As presented, the DEIS is not a helpful tool for decision-making. I highly recommend that the county hire a qualified professional to assist in drafting the Final Plan and Final Environmental Impact Statement - not the same person the county recruits to take the place of the former Planning Director: the job is too large and complex to be accomplished in a reasonable time frame by one person. We have an opportunity to sensibly manage growth while protecting our natural resources in one of the few "best places" remaining in our country.

I support the intelligent, comprehensive analysis conducted by the Methow Valley Citizens Council in its entirety and hope the county representatives will review their findings and recommendations. (www.mvcitizens.org)

Please consider including the entire Methow Watershed within the Methow Valley More Completely Planned Area and eliminate currently approved uses, which seem to me, nonsensical for a narrow canyon historically used for agriculture, like air cargo facilities, aircraft sales repair and services, aircraft salvage, light industrial, manufactured home sales facilities, petroleum service stations, and wholesale establishments.

Very specifically, I would like to recommend the following addition: *Subdivision applications should show demonstrative proof of sufficient legal water availability before they are considered "vested."*

Thank you for consideration.

Sincerely,

Jan Young

PO Box 291

Winthrop, WA.

----- Original Message -----

From: Janice Young <jmyoung825@comcast.net>

To: Rocky Robbins <rrobbins@co.okanogan.wa.us>

Date: January 16, 2019 at 7:07 PM

Subject: Comment - Scoping EIS for Draft Comprehensive Plan

January 16, 2019

Ms. Robbins and Mr. Huston,

Thank you for the opportunity to comment on the scope of the Environmental Impact Statement (EIS) for the revisions to the 2014 Okanogan County Comprehensive Plan and the zoning regulations.

Please consider the following points when scoping the EIS for the Comprehensive Plan.

GROWTH PROJECTION - Population projections by the state Office of Financial Management do not account for occupants of recreational homes, which in significant numbers can have considerable impact to the natural and built environments and underestimates the true effect of expected growth.

WILDFIRE

Safety for residents and first responders - Don't we now realize that allowing subdivisions in steep, remote areas accessed by narrow, serpentine dead end roads costs millions to defend, and puts first responders at great risk of harm and death in the case of the Twisp River Fire? Please adopt an appropriately scaled modification of the International Wildland Urban Interface Code, to address new subdivisions, new roads and new building permits.

WATER

Ground and Surface water quality and quantity - Further analysis is necessary to determine current water usage. How much of the 2 cfs limit in each reach set aside by the "Methow Rule" is being consumed currently? How many permit exempt wells are dipping into the 2cfs limit? Few of the current wells in this category are metered, so consumption is "on the honor system".

Protection of senior water rights holders - Hydraulic Continuity of ground water due to the unconsolidated soils and highly fractured bedrock found in the Methow Valley, put senior water right allotments at risk with over allocation of permit exempt wells.

Septic Runoff - Given the unconsolidated soils commonly found in the Methow Valley, what analysis has been done to determine the effect of effluent from hundreds of septic systems in close proximity has had on ground water quality? How will the new comprehensive plan address this issue?

AIR QUALITY

Smoke from uncertified wood burning stoves and outdoor burning - Always a concern in an area of frequent atmospheric inversions.

Light pollution - We love our dark night!

WILDLIFE

Critical areas – as defined by state law, using the most up-to-date designations and maps

Wildlife migration corridors

Salmon recovery

AGRICULTURE

Protection of senior water rights holders allotments

Large swaths of irrigated lands act as buffers that protect residential areas during wildfires. Keeping agriculture a viable way of life is an integral component of retaining the rural character of the Methow Valley.

AESTHETICS

Please consider zoning code that requires setbacks for residences on ridge tops.

Please restore the Upland 20 zone code that reduces density to one residence per 20 acres on land above the valley floor and beyond the irrigation ditches.

Please, consider the Methow Valley Citizens Council 4th Alternative.

Thank you for your consideration,

Jan Young

Winthrop