

Cortney Ingle

From: Kris Borgias <braapy.rs@gmail.com>
Sent: Thursday, September 19, 2019 9:39 AM
To: Cortney Ingle
Subject: Comprehensive Plan Comments

Dear Ms. Ingle and members of the Planning commission,

Thanks so much for volunteering your time and energy working with the Okanogan County Comprehensive Plan and Draft Environmental Impact Statement. I appreciate your extending the comment period especially in light of the resignation of the former Planning Director and apparent deficiencies and confusion of the draft document.

Overall, I would encourage you to deal with the difficult task of making the plan legally defensible with well considered regulations for future growth in the County. It would be pointless to rush through a superficial and confusing document that ends up being no plan at all, and thus allows growth to occur without responsible thought or vision.

Also, I think that the hard work put in by the different neighborhood vision groups should be considered and continued. For example, at a local Dark Skies meeting, a citizen from the Lower Methow Valley was worried that the work their neighborhood had done in creating a vision for how the plan would affect the lower valley, was being thrown away. Members of her group felt that careful regulatory protection for the lower Methow Valley was being sacrificed as a bargaining chip when protections were put in place for the upper Methow Valley.

Besides addressing ordinances protecting Dark Skies, the Plan should do more to deal with:

- Water, particularly protecting instream flows when development is proposed. Also it should be specific about incentives to prevent sale of water rights to buyers outside of the County.
- I encourage the planning commission to address Recreation and provide a vision to enhance Recreation opportunities, especially given its economic benefits as well as positive effects on quality of life that come with it.
- Ridgetop and Dark Skies: The county should support ordinances to protect dark skies and restrict ridgetop development.
- Critical Areas, watershed, and shoreline protections should be addressed, particularly in regards to Grading, Clearing, and Excavation. A GCE ordinance should also ensure that new roads and driveways are adequate to allow safe access for fire vehicles.

Finally, I believe that strong "More Completely Planned Area" ordinances should be adopted for the whole of the Methow Valley Watershed. I also think the Comp Plan should use the model of the Methow Valley for other areas/neighborhoods that have an interest in more planning and protections as part of an MCPA.

Hats off to your group for grappling with improving the Comp Plan. I hope you are availing yourself with the resources provided by MRSC (Municipal Research and Services Center).

<http://mrsc.org/Home/Explore-Topics/Planning.aspx>).

Our daughter, a graduate of Liberty Bell High School and UW, works there. It seems like it would be a great help in developing the Comp Plan.

Sincerely, Kristofer Borgias and Jane Hubrig, PO Box 1284, Winthrop, WA 98862

<http://mrsc.org/Home/Explore-Topics/Planning.aspx>).