

## Cortney Ingle

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**From:** Shayne Naudi <shaynenaudi@gmail.com>  
**Sent:** Thursday, September 19, 2019 4:45 PM  
**To:** Cortney Ingle  
**Cc:** Andy Hover  
**Subject:** Fwd: Methow public comment  
**Attachments:** Public Comment Letter Methow v2.pdf

Dear planning Commission members please accept and review my public comments regarding the Comprehensive Plan for Okanogan County and its relationship to The Lower Methow Valley.

I am proud to own a beautiful parcel of land in the Methow Valley. My partner and I stumbled across the beauty of this area and knew that our future home would be here.

We were desperate to escape the stresses of the city. Light pollution, noise pollution, poor air quality, traffic and human congestion that tortured the soul.

The Lower Methow Valley provides a respite for us. We are proud to be a part of this valley and plan on being excellent and invested stewards to this unique area.

That being said, it is clear to us that the Lower Methow Valley is its own unique area and needs to be treated as such. We desire and recommend that the Lower Methow Valley has its own representation. The Lower Methow Valley must be considered a "sub area" similar to the Upper Methow Valley. This area is a distinctly unique area in relationship to the entire Okanogan County at large and should be planned accordingly. The area would extend from Lower Gold Creek Road to the Columbia river. This "sub area" must have its own vision statement reflecting the unique concerns and needs endemic of the environment.

We request and require that a professional land use planner be hired to write this new comprehensive plan, thus, creating a concise and easy to navigate document of guidance for future use and development. A Document that will represents its constituents in the Lower Valley using appropriate and correct legal language that will convey our wishes. The Lower Methow Valley must have its own advisory committee to oversee permits, planning and represent the community's interests and desires.



While Alternate 3 & 4 has some good points and leads the community in the right direction, there are some conflicting ideas that cannot be subscribed to. In the Summary for Alternative 4 – line one : Alternative 4 designates Resource Lands to indicate where the County will promote long-term, commercially viable agriculture, forest and mineral uses and will discourage intensive residential, commercial and industrial development.

It goes on to mention regulations for Excavation and Grading, Air Quality, Outdoor Lighting/Dark Skies. Doesnt the “mineral uses” clause conflict with these policies?

The proposed project submitted by the Okanagan Public works to permit surface mining for a gravel pit on property located at 1175 Hwy 153 Methow WA 98834 covering parcels 3123310006, 3023064004, and 3022011005.

Okanagan County Planning & Development issued a Threshold Mitigated Determination of Non-Significance in accordance with WAC 197-11-360, identifying this proposal would not have a probable, significant, and adverse environmental impact if mitigation measures are imposed.

Who determined that this project would NOT have a probable, significant and adverse environmental impact? On what authority was this determined? With what understanding of the Lower Methow was this conclusion made?

Policies on Excavation and Grading? Wouldn't there be extensive excavation and grading for this project; creating immense dust and highly toxic silica dust from the production of the gravel?

Air Quality – Again silica dust! Silica has been classified as a lung carcinogen. Crystalline Silica has been found to cause lung cancer, silicosis, and other health hazards. Tiny particles, once entering the lungs – stay there! Winds can carry these particulates great distances. The effects of silica dust are cumulative.

Outdoor Lighting/Dark Skies – originally this gravel facility was to have limited hours of operation. Now 24/7? Sheathing lights will NOT protect our night skies from an operation of that magnitude.

What about Sound Control? We moved to the Valley in particular for the magnificent night skies and its quiet beauty. Numerous studies have linked noise pollution to increased anxiety, depression, high blood pressure, heart disease and stroke. Even small increase of ambient sound has significant effects on the human body and mind. Due to the location of this proposed gravel being on a plateau, sound will carry great distance across canyons and valleys.

No to mineral uses in Alternate 4!



To Reiterate:

- The Lower Methow Valley needs to be its own sub area of Okanagan County.
- A professional Land Use Planner must be engaged by the state to write a comprehensive plan.
- The Lower Methow Valley must have its own advisory committee to oversee permits, planning and represent the community's interests and desires.
- A complete overhaul of the existing Comprehensive plan and development of a plan that truly reflects our unique area. Alternate 5?

**It is imperative that the Planning Commission members and ultimately the County Commissioner consider every public comment and act upon the overall requests of our community accordingly.**

Sincerely,

Shayne Naudi.

Included is a PDF



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