

Cortney Ingle

From: Craig Olson <craig96a@gmail.com>
Sent: Saturday, September 14, 2019 1:54 PM
To: Cortney Ingle
Subject: Okanogan County Comprehensive Plan

Dear Ms. Ingle and Okanogan County Planning Commission

Thank you for letting me comment on the draft Okanogan County Comprehensive Plan. I would like to point out a number of deficiencies that can be corrected in the final revision.

Firstly, I want to emphasize my support for the MVCC Alternative 4. Much of what follows pertains to the suggestions in Alternative 4.

DEIS- The Draft Environmental Impact Statement has some good information, but it is not particularly useful for comparing alternatives. The DEIS does not present quantified differences between the alternatives so it is of little use to decide between alternatives.

Comprehensive Plan- The draft plan is poorly written and difficult to follow. The land use narrative is spread throughout, making it difficult to understand and follow. A major rewrite by an experienced land use planning consultant might be the best course.

Specific subject areas-

- Water - The Comp Plan should commit to achieving instream flow rules, required by law. Growth and development can have detrimental affects on instream flows and appropriate constraints are necessary to ensure these rules are met.

- Air Quality - The Comp Plan does not address how wood stoves and open burning affect air quality. The County should provide guidance and incentives for improving air quality from these sources by assisting in moving to certified stoves and other cleaner sources of heat.

- Grading, Clearing, and Excavation (GCE) - The county should regulate GCE. The Comp Plan should provide the basis for an ordinance or ordinances to ensure that new roads and driveways limit erosion, sedimentation, and dust and provide for emergency vehicle access.

Wildfire - The county could require use of less flammable materials in new construction, especially in the wildland urban interface. As well, regulating GCE can help in suppression efforts.

- Recreation - The Comp Plan is virtually silent on recreation,an element required by the Planning Enabling Act. The county should play a role in preserving and enhancing recreation opportunities by supporting and coordinating maintenance of open spaces and trails. Outdoor recreation is very important to the citizens of the county.

- Ridgetop development and Dark Skies - The comp plan needs to recognize that some communities would like to adopt ridgetop development restrictions and Dark Skies practices. The county could adopt such ordinances for those communities wishing to see such limitations.

- Critical Areas - The 1994 Critical Areas Ordinance (CAO) is deficient as it fails to recognize critical areas such as important wetlands, fish and wildlife habitat, frequently flooded areas, and geological hazards. The county is remiss in mandated updates to the CAO. The Comp Plan needs to commit to updating the CAO soon after adoption of the Plan.

Thank you

Craig Olson
96a Benson Creek Drive
Twisp, WA 98856
craig96a@gmail.com
760-518-0364 cell
509-997-0446 hm

