



Middle Methow Neighborhood Meeting February 13, 2008

Apologies

We apologize for the sudden cancellation of the meeting on January 30, 2008. We also apologize for the short notice and for those of you who did not receive notice that the meeting was cancelled.

Introductions

Perry Huston, director of Planning is here to answer some questions that you have about this process.

Discussion with Perry Speaking

Timeline- The end of June 2008 there will be a growth summit where Perry wants the rough draft of the Comprehensive Plan presented. August through September the draft plan will go out to the neighborhood groups for you to review and for Perry to revise. Then the draft will go out for SEPA review with an Environmental Impact Statement October through December. Conclusion of SEPA January through March 2009.

The bulk of land use designations will be in LAMIRD's. LAMIRD stands for limited area of more intensive rural development. Resource lands need to be defined. Mineral, Forest, Agriculture lands of long term commercial significance. There is a resource lands advisory group that will be doing the technical aspect.

Rural is the area outside the cities urban growth areas. Perry needs to know the density that the group would like assigned to the areas. Low density will mean 20 plus acre lots, medium density will be 5 to 20 acres, and high density will be less than 5 acres.

The planning department is working on the Comprehensive Plan, the Zone Code, and the Development Regulations.

District use chart, zoning dictates what you are allowed to do there is no need to have a district use chart that informs you of what you cannot do. If it is an allowed use in the code then it is allowed.

Public Benefit Rating System, How does it fit into the Comprehensive Plan?

Clustering

Cluster ordinance, the center is based on Public Benefit Rating System. If I dedicate 60% to open space, you give the developer 50% density bonus.

But there is not enough water to support the increased density.

That will be part of the review process. They will not be able to cluster where there is not enough water.

There will be a critical area overlay for mule deer. Need to address mule deer migration.

Regulations are not enforced in current review procedures. How will the Comprehensive plan be enforced and implemented? Through the project review procedures.

How much time and effort do we spend on code enforcement? We do not have the resources for county wide code enforcement.

Who will adopt the Comprehensive Plan? The County Commissioners adopt the document.

Was there metroquest software that could be used to model what will happen in this area with certain rates of development? No one had the money for the software that was required.

Discussion with Gregg on Goals and Policies

The difference between Goals and Policies. Goals are broad based statements whereas policies define how we get to where we want to be.

Should we have goals? Broad but concrete goals.

I thought that goal #2, Guide new growth and development to areas that are most compatible is useless.

We can substitute most compatible so that it reads as follows. Guide growth and development to areas that are adjacent to the towns of Winthrop, Twisp, and Carlton.

Have more homes close to the amenities.

People should be able to do what they want with their land.

Ridgeline development needs to be addressed.

Low income housing needs to be addressed.

Utilities:

Minimize visual impacts of utilities. Also, plan for alternative forms of energy.

Dark sky communities. A regulation for the amount of light at night.

Encourage biking and walking.

Encourage natural buildings that the owner builds themselves.

Speed limits should be reduced so that we can use electric vehicles. Another reason is to protect the wildlife so they are not killed.

Language about large commercial chains and keeping them out of the valley. Supporting local businesses. We do not want Wal-Mart. We can make limits on the size of the building, traffic increases, etc. There are no chains now and there is no policy to keep them out. We do not want businesses that will threaten the local small businesses.

Keep industrial and commercial development within the towns urban growth areas. The city deals with what is inside the urban growth area limits, Cities can only annex what is inside their urban growth area. These areas need to be defined.

The view shed should be protected from bill boards. Restrictions should be placed with the Comprehensive Plan because the highway from south of Twisp is not a scenic highway and is not protected by another agency.

A suggestion could be impact fees for developers. Impact fees are not allowed because we are not planning under the Growth Management Act RCW 36.70A.

Affordable housing needs to be included.

If the county cannot pay to enforce regulations, then the community cannot handle growth. We cannot support the things that are needed with increased growth such as infrastructure, roads, and police etc.

Do not transfer agricultural water rights to domestic water rights. Development in the lower valley is causing agricultural water to be transferred to residential to subdivide property.

We do need to make water available to the town of Twisp. In favor of water rights being available for incorporated towns.

The aging population may need to think about being close to services.

We want agriculture to be protected.

In other high value recreation areas they have implemented a cap on house size.

We need to be very specific in the language. Preserve and protect the natural environment. We oppose large scale residential developments.

Require developments to be placed where there are services that can support them.

We do not need anymore developments. There are limits from water availability to the geographic nature of the valley, proximity to services, sewers, etc.

Who makes the codes and how are they changed? What parts can we change?

The Comprehensive Plan code and ordinances are adopted by the Board of County Commissioners.

Right now there are 2 CFS of water set aside for development.

The number one goal is to protect wildlife.

Are home businesses that are past Highway 20 grandfathered?

There is concern that everything needs to be quantified by the financial outcome.

There is not a county wide housing authority; most work is done by the Okanogan Community Action Council.

There are growth management plans like the Boulder Danish Growth Management Plan. They have put a per year cap on growth.

Adequate capacity for a project such as transportation, water, sewer, etc.

There needs to be clear language for the review process.

I see all of these things as human needs, what about the carrying capacity of the land for wildlife, food, and water.

Open space preservation. The more preserved the more pressure on the demand for parcels for development. If there is less available that will increase the monetary value of the parcels.

We want to keep the rural nature of things around here.

NEXT MEETING: FEBRUARY 27TH LOCAL 98856 CAFÉ 5:30-7:30PM.

**AGENDA
VISION STATEMENT**