

Lauren Davidson

From: Perry Huston
Sent: Monday, March 28, 2016 5:57 PM
To: Angela Hubbard; Lauren Davidson
Subject: FW: zoning

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

From: Nancy Soriano [<mailto:nansoriano@yahoo.com>]
Sent: Monday, March 28, 2016 4:52 PM
To: Perry Huston; Lauren Davidson
Cc: Nancy Soriano
Subject: zoning

March 28, 2016

To:

Perry Huston and
The Okanogan County Regional Planning Commissioners, Albert Roberts, Phil Dart, Dave Schultz, Marlene Rawley,
Tamara Porter, and Mark Miller.

Okanogan County Office of Planning and Development
123 Fifth Avenue
Suite 13
Okanogan, WA, 98840

SENT VIA EMAIL:

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REGARDING: DRAFT ZONING AND ZONING CODE MAPS, OKANOGAN COUNTY CODE TITLE 17A - issued October 16,2015

Thank you for the opportunity to comment on the proposed zoning and zoning maps.

Okanogan County is huge. It is the largest county in the state. It is bigger than three States. Yet Okanogan County has drawn its zoning map using a very broad brush, designating almost all the private land in Okanogan Valley and much of the Methow Valley in 1 and 5 acre densities.

This ONE SIZE FITS ALL ZONING is not legally compliant land use planning. It ignores the specificity of the diverse landscape, especially in terms of water resource. The Draft Zoning and Maps ignore the County's obligation and responsibility to protect water quantity and quality.

Tunk Valley is a unique sub area of the County with unique features that require much lower densities than are found on the draft zoning map.

For many years we have submitted written comments and documents to the County Commissioners as well as to the Planning Commissioners, to support low densities in Tunk Valley; all of it ignored, as evidenced by the County's Draft zoning and zoning maps. We are attaching some of the comments and documents which we have submitted to the

county over the years, regarding water scarcity in the Tunk Valley as well as the County's legal requirements under GMA to protect the Critical Aquifer Recharge Area in Tunk, (Most of the Valley is a CARA) as well as threatened and endangered species within the Valley that depend on water resource and riparian habitat.

A little history of the Tunk Valley may be helpful to visualize the reality on the ground, and the extreme disfunction of our County Planners. In 1900, the Tunk Valley was opened up to homesteaders. It had been part of the Colville Reservation before that. It was the original land rush. the entire Valley was "proved up" right away.

However, within about 25 years, ALL the homesteaders abandoned Tunk Valley. There had been a drought and all the wells, springs and the Tunk Creek went dry. Tunk Valley is especially vulnerable to drought because it has a shallow aquifer which is only recharged very slowly through precipitation. Shrinking snowpack would have the same effect. The original exercise in residential development in Tunk failed. Since then, for almost 100 years, the Tunk Valley has been in Resource land use. Timber and Grazing. In 1980, there were less than 30 wells in the 53,000 acres that make up Tunk Valley. Despite the small numbers of wells, the Tunk Creek streamflow gets as low as 0.02 cfs in the late summer. Imagine the impact of hundreds of new wells, including one acre densities for 15 miles, stretching approximately 1/2 on both sides of the Tunk Creek. Not to mention contamination of water supply and the Creek from high density septic tanks in unconsolidated soils.

The simplistic Zoning being considered is nothing short of apocalyptic.

Sincerely,

Jim and Nancy Soriano
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98849