

Cortney Ingle

From: Isabelle Spohn <isabelle.spohn@gmail.com>
Sent: Wednesday, August 14, 2019 7:00 AM
To: Cortney Ingle
Subject: Spohn Comments for 8/19/19 Public Hearing
Attachments: Spohn Comment, Comp Plan, 81219 MVMCPA .docx; Spohn Comment, 81219 Inclusion of Lower Methow.docx

Cortney - Here are my comments for the hearing on Monday. I am submitting two documents at this time and plan to be there in person too. One is my comment on the needed update to the Methow Valley MCPA, which is incomplete at this time.

The other is my comment on the logical inclusion of the Lower Methow Valley in the Methow Valley MCPA, rather than governing it along with the rest of the County. I will have additional written comments later in the process.

Thanks for your work on this,

Isabelle Spohn
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Spohn Comment Draft Comprehensive Plan, 8/12/2019

Inclusion of the Lower Methow Valley in the Methow Valley More Completely Planned Area.

I support inclusion of the Lower Methow Valley (Gold Creek and south to the City Expansion Area of Pateros) as a Sub Unit within the Methow Valley More Completely Planned Area for the below reasons. I have been a landowner on Gold Creek for over 25 years, a resident for 3 years, and was a member of the Lower Valley Advisory Group for its duration.

My comment is based upon Line 1139 of the current Draft Comprehensive Plan and the fact that the Lower Methow Valley qualifies under every one of the considerations listed here below:

Line 1139: "The geographic boundaries of a MCPA shall be determined by the Board of County Commissioners after consideration of the following: Logical natural and physical boundaries (highways, other MCPA planning area boundaries, watersheds, etc.); Landowner interest; Community identification within the MCPA, and other factors as may be identified by the County and deemed important in providing for logical land use planning areas;

Logical Natural and physical boundaries:

Highways: The entire length of the Methow Valley, from Pateros to Early Winters, is served by one highway which changes names from Highway 20 to Highway 153 just south of Twisp

Mountains and watersheds: The entire Methow Valley from Lost River to Pateros lies between the North Cascades and the Okanogan Range. The whole basin is drained by the tributaries to the Methow River Watershed. The Methow Valley is one watershed, one airshed, and is utilized along its length by not only humans but migratory fish, birds, and mammals.

Other MCPA planning area boundaries: There are no other MCPA's in Okanogan County and none proposed in proximity to the Methow Valley.

Landowner interest: The two years of extensive work by landowners in the Lower Methow from Gold Creek south who formed the Lower Valley Advisory Committee, which was facilitated and paid for by Okanogan County, demonstrated substantial community interest.

Goals and Vision Statements submitted by the LVAG (2007-09) to the County closely approximated the goals stated in the Methow Valley MCPA and by the Middle Methow Neighborhood Group. (2008-9)

Community identification within the MCPA: All residents and landowners from Early Winters to Pateros consider themselves residents of the Methow Valley. Children in the Methow and Pateros School Districts are allowed to switch school districts and frequently do when approved by the Districts for various reasons. The valley has been further united since the Carlton Complex fire of 2014 and subsequent fires that have raged within the Methow, bringing the Community together even more.

Other factors as may be identified by the County and deemed important in providing for logical land use planning areas:

***Update and Revision of the Methow Valley MCPA is still long overdue.** The description of the southern boundary of the Methow Valley MCPA must be corrected and justified anyway, because it is out of date and incorrect. Current boundaries as described in the 1976 Methow Addendum to the Comprehensive Plan are incorrect because the boundaries of School District 350 have changed since 1976. (See pages 9 and 10 of the Methow Valley Addendum to the Comprehensive Plan (now the MVMCPA))

*** The Regional Planning Commission** recommended inclusion of the Lower Methow Valley (south to Black Canyon) as a part of the Methow Valley MCPA in 2014. (See Comprehensive Plan of 2014, Attachment D (Findings of Fact) #14.)

***It makes financial sense** to plan the Methow as one unit in the regulations of various departments and jurisdictions - rather than to separate the Lower Methow from the rest of the Methow Valley.

Other Jurisdictional Boundaries:

***Methow Basin Plan** and closed basins: The entire Methow Valley, from Early Winters to Pateros, is managed under the Methow Basin Plan. All closed basins within the jurisdiction of the Methow Basin Plan have similar restrictions, and it makes sense to govern them in a similar fashion within the same MCPA.

***Lower Reach of the Methow River Basin:** The Lower Reach extends from the headwaters of Beaver Creek, which is many miles far to the northeast of Twisp, to Pateros. It includes both the Middle Methow and the Lower Methow south of Gold Creek to Pateros and is the most over-allocated reach in the Methow River Basin. It makes sense to govern the whole Lower Reach under the same zoning and land uses and the same MCPA.

***US Forest Service Methow Ranger District:** Mega-fires have traveled up and down the Methow Valley along the Methow, Twisp, and Chewuch Rivers since 2014. Predictions are that the East Slope of the North Cascades (location of the Methow Valley) will experience many more fires than the rest of Okanogan county. The whole Methow Valley is managed by the Methow Ranger District of the USFS and should also be governed by the county as one unit.

***Zoning: minimum lot size:** With the adoption of the recent Interim Zoning Ordinance, established due to water shortages in the Lower Reach of the Methow Basin, the Lower Methow now also has a minimum zoning of 5 Acres along the river - as does the rest of the Methow Valley MCPA.

***Land Use (District Use Chart):** The district use chart currently separates uses allowed in the the rest of the Methow Valley from uses allowed in the Lower Methow, which is categorized with the rest of the county. This does not make sense, confuses citizens and developers, and costs the county time and money.

Thank you for this opportunity to comment.

Sincerely yours,
Isabelle Spohn
PO Box 24
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Spohn Comment: Methow Valley More Completely Planned Areas

In the

Okanogan County Draft Comprehensive Plan

8/12/2019)

Rationale for Comment: Although the County has long recognized the need for additional planning specific to the customs, culture, economic, environment, and geology of each area of our large county, ongoing County mandates since 1979 to update the Methow Valley Addendum to the Comprehensive Plan (now the Methow Valley MCPA) have not been fulfilled by County government. The current Comp Plan draft states: "It is the intent of the County to ensure the updated Comprehensive Plan remains responsive to the wide range of landscapes and demographics within the County's borders." But since 1979, only one partial update was completed in 2014 without the required Advisory Committee - and still using data from the 1970's. Sub Unit A of the MVMCPA has been updated, has an Advisory Committee, and is undergoing another revision; but it is dependent upon an up-to-date Methow Valley MCPA since it is a part of the MVMCPA.

Suggested changes to Specific Comprehensive Plan language (Highlighted)

* In Chapter 8, "More Completely Planned Areas." (Change title to "More Completely Planned Areas and Sub Units")

***Line 1128:** Two existing MCPA's have been reviewed and revised along with the Comprehensive Plan. They are the Methow Valley More Completely Planned Area and the Methow Valley Community Master Plan Sub Unit A. **These revisions should be attached in an Appendix that includes the most recent, dated versions of each Plan, and the names of the Advisory Committee members who approved the revisions.**

***Line 1111-1112: Add:** "To reflect these differences, the County shall create and adopt More Completely Planned Areas **as appropriate**, to help inform development regulations such as zoning and subdivision codes **and the District Use Chart.**

Line 1122 : **Add** "The goals and policies developed within a MCPA Plan adopted by the County shall apply only to the geographic area of the MCPA as the Board of County Commissioners have defined its geographic boundaries at the time of MCPA Plan unless there has been a logical and adopted expansion of the MCPA.

Suggested Policy Statements regarding MCPA's:

*County Commissioners shall take leadership in assuring that currently existing MCPA's and Sub Units are functional, that other appropriate MCPA's are formed, and that the Regional Planning Commission

has oversight. They shall fully support and consider citizen efforts to form MCPA's and any appropriate Sub Units within those MCPA's.

**The County Commissioners shall assure that MCPA's and Sub Unit plans are revised as necessary in a timely manner by active Advisory Committees who report to the Regional Planning Commission.

*The County shall keep a record of Advisory Committees to each MCPA and Sub Unit along with names and term limits of the appointed members. Vacant positions shall be promptly advertised. Names and contacts of all Advisory Committee members and the areas they represent shall be made available to the public on the County website.

Suggested Goals And Objectives for Update of the Methow Valley MCPA and Creation of Additional MCPA's:

Goal #1: To assure that the County complies with unfulfilled county mandates from 1979 through 2014, directing establishment of an Advisory Committee to manage updates of the 1976 Methow Valley Addendum to the Okanogan County Comprehensive Plan (Now the Methow Valley MCPA.)

Objectives

*Within 15 days after the adoption of this Comprehensive Plan, the County shall advertise for residents and landowners to volunteer as Methow Valley MCPA Advisory Committee members.

*Within 45 days after the legal advertisement, the County shall approve and publish a list of MVMCPA Advisory Committee members to the Planning Commission for the above purpose. The membership shall be composed of landowners and residents representing the entire Methow Valley from Lost River to Pateros. The Advisory Committee shall report to the Regional Planning Commission

*The work of the Middle Methow Neighborhood Group (2008) shall be reviewed as a starting point for review and revision by the Advisory Committee.

Goal #2: To assure the Lower Methow Valley is established as part of the Methow Valley MCPA, since it meets all requirements of an MCPA as stated on lines 1137-1147 of this Draft Comprehensive Plan.

Objectives:

* The existing Sub Units established in the 1976 Methow Addendum shall be used as a starting point for any further adjustment of Sub Unit boundaries.

* * The Methow Valley MCPA Advisory Committee shall review the work of the Lower Valley Advisory Group (2007-2009) as a starting point for decision-making regarding the southern boundary of the existing Sub Units and suggested expansion to the entire Methow valley. Addition, expansion, or consolidation of Sub Units shall be considered.

3) Goal #3: To establish legal authority for ordinances, zoning, and land uses adopted by future or existing MCPA's and Sub Units in Okanogan County.

Objective: *The County Commissioners shall officially adopt the revised Methow Valley MCPA at the conclusion of the Advisory committee's revision and any required public hearings.

4) Goal #4: To initiate the process of identifying and forming appropriate More Completely Planned Areas across Okanogan County

Objective: *Following review and revision of the one existing MCPA in the county (Methow Valley MCPA), the County shall appoint a county-wide Advisory Committee to study additional MCPA's and any appropriate Sub Units within each MCPA. The Committee shall be representative of all areas of the County, shall adopt a timeline for their work, and shall report to the Regional Planning Commission.

Suggested Implementation of Goals and Objectives:

*The County Commissioners shall adopt an ordinance or ordinances mandating the above creation, revisions, membership, and records of MCPA Advisory Committees, assuring the Regional Planning Commission's oversight of the process that assures the customs, culture, economic, environment, and geology of Okanogan County are adequately addressed.

*The County Commissioners shall periodically review and assure the fulfillment of OCC2.64.040 in regards to Advisory Committees to the Planning Commission: "Area advisory committees of sufficient number to provide the planning commission with adequate sources of advice and counsel on matters pertaining to specific areas within the county are established." (Ord.71-1,W-258, § 4, 1971.

*The Regional Planning Commission shall adopt a schedule assuring that that each established MCPA is reviewed at appropriate periodic intervals.

Thank you for this opportunity to comment.

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