

**Lower Valley Advisory Group**  
**Informational Meeting**  
**Thursday, December 6, 2007 5:00-7:00 pm**  
**Methow Cafe**

**Present:** Bill Tackman, Gloria Royse, Beverly Zwar, Alex Kerr, Isabelle Spohn, Kevin Stennes, Keith Stennes, Kurt Danison, Keith Stennes, Betty Hagenbuch

The meeting was presided over by Kurt Danison in Lorah Water's absence.

We were reminded to go over the goals and policies that had been e-mailed by Lorah to committee members. Remove, reword, add and get input back to Lorah. Not everyone had received the information including Zwars and Betty. Betty was able to get a copy from Bill Tackman.

Minutes of the previous meeting were approved.

**Existing Land Use Designations in Okanogan County**

Kurt presented in the form of a handout the current land use designations and where they apply in the Uplands and the Valley Floor. He suggested for the Lower Methow:

Malott

The criteria Kurt used to establish the valley floor were

He said that he did not take into account who owns the parcels or current use.

Bev Additions (12-15-07):

Things to look at when suggesting designations:

1. Road accessibility
2. Slope
3. Prior use
4. Parcels that already exist
5. Current water rights – is it irrigated land
6. Soils maps/ fertility and climate
7. Resource lands, forests, agricultural, long-term commercial significance – the Growth Management Plan lists 6 criteria for regulating resource lands.
8. Wildlife corridors
9. Shorelines – using new, '08 measurements, floodplains and wetlands

There followed much discussion about maintaining open space and agriculture use of the land in order to preserve the rural character of the valley. The difficulty of making a living farming was discussed. One idea was to compensate the farmer for the profit that could be had from development and keep the land in agriculture. How to finance? Nature Conservancy? A mitigation fee collected by the county on all building?

Another way to preserve open space was to limit density on the Valley Floor to MRD 5 or 10 or even 20 and allow higher density in the Uplands.

The Uniform Fire Code requires 1,000 gal/min which, if enforced, would limit building.

Resource (ag, mineral, forest) lands of long term commercial significance are going to be regulated under the Growth Management Act. Thought should be given now before that is dictated by an outside source.

### **Gold Creek Village**

Isabelle reminded all that there is a public hearing Monday, December 10, on the Gold Cree Village water situation. She plans to attend and asked others to go and/or submit input and questions.

Isabelle clarification:

“Regarding the minutes, my memory tells me this:

Isabelle asked if the group perceived that the public hearing on the Gold Creek Village on Monday night would be important to our effort, especially considering the group domestic well issue. Those who answered said it was important. She indicated that she would probably not be the best person to give any group input because she was giving her own personal input at the meeting, and there was not any response from the group as to anyone else who would go. She offered to write a letter if the group wanted, and the only response was that this would be a good idea. She said she would try to write it in the form of questions (rather than statements as to any positions we might hold) and send it out to the group so that those who wanted to make revisions and/or sign on could do so, and then she would present it at the hearing. The group indicated they would like this to happen. She said she would try to get something out by Saturday night and would not be available by e-mail after Sunday night for any responses or sign-ons to the letter.”

