Kittitas County Planning Commission

SIGN IN SHEET – Date: 8/24/2006 Thursday.

This Public hearing is an opportunity for citizens to express their views to the Planning Commission for consideration in their decision-making process. If you wish to speak, please PRINT your name clearly below. When you are recognized by the Chair:

- Step to the microphone and give your name and address.
- If other speakers have made the same point, simply indicate your support or disagreement unless you have new information.
- State if you are representing yourself or someone else.

*PLEASE PRINT CLEARLY*

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>TESTIFY?</th>
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<tbody>
<tr>
<td>William D. Schmidt</td>
<td>310 Mission View Dr, Ellensburg</td>
<td></td>
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<tr>
<td>Jeff Potter</td>
<td>23175 216th Place A Maple Valley</td>
<td>Yes</td>
</tr>
<tr>
<td>Dawn Douglass</td>
<td>2080 JASO RD, ALE SEUM</td>
<td></td>
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<tr>
<td>Lauren Shuck</td>
<td>306 W 3rd St, Cle Elum</td>
<td>No</td>
</tr>
<tr>
<td>Marc Kirkman</td>
<td>108 E 2nd St, Cle Elum</td>
<td>Yes</td>
</tr>
<tr>
<td>Kerri Wochler</td>
<td>WSDOT Aviation - Arlington</td>
<td>Yes</td>
</tr>
<tr>
<td>Perry Rowe</td>
<td>187 W 11th Ave, Ellensburg</td>
<td></td>
</tr>
<tr>
<td>Jim Richmond</td>
<td>970 Gale Rd, Ellensburg</td>
<td>NO</td>
</tr>
<tr>
<td>Roger Olsen</td>
<td>2130 Nelson St, Cle Elum</td>
<td></td>
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<tr>
<td>Paul Thompson</td>
<td>511 Cedar St, Thorp</td>
<td>Yes</td>
</tr>
<tr>
<td>Larry &amp; Wendy Williams</td>
<td>6298 Upper Pah Cle Elum</td>
<td>NO</td>
</tr>
<tr>
<td>Dan Klose</td>
<td>P.O. Box 622, Ellensburg</td>
<td>Yes</td>
</tr>
<tr>
<td>Fritz Glover</td>
<td>2271 Pine Rd, Eberg</td>
<td>Yes</td>
</tr>
<tr>
<td>Jan Sharar</td>
<td>390 Cattail Rd, Eberg</td>
<td>Yes</td>
</tr>
<tr>
<td>Loren Weaken</td>
<td>1217 1400 Rd, Ellensburg</td>
<td>No</td>
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<tr>
<td>Jan Olivier</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>Rich Winkus</td>
<td>3280 Carroll Dr, Eberg</td>
<td>NO</td>
</tr>
<tr>
<td>Freda Winkus</td>
<td>3280 Carroll Rd, Eberg</td>
<td>NO</td>
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</table>
Kittitas County Planning Commission

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*PLEASE PRINT CLEARLY*

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<th>PLEASE PRINT NAME CLEARLY</th>
<th>ADDRESS</th>
<th>DO YOU WANT TO TESTIFY?</th>
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<tbody>
<tr>
<td>James Boyle</td>
<td>P.O. Box 39 Ronald, WA 98940</td>
<td>Maybe</td>
</tr>
<tr>
<td>Virginia Lund</td>
<td>6360 Upper Peak Cle Elkins</td>
<td></td>
</tr>
<tr>
<td>Dean Duby</td>
<td>757 Wlocke Rd Ellensburg</td>
<td></td>
</tr>
<tr>
<td>Joan Baird Glover</td>
<td>2371 Payne Road Ellensburg</td>
<td>No</td>
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[Additional lines for additional entries]
August 24, 2006

Joanna Valencia
Public Development Services

I am writing on behalf of my husband and myself concerning the proposed cluster development Pine View Estates LLC, P-06-02.

The location of the proposed development is serviced by a two-lane road, Upper Peoh Point Road and a cutoff road to Lower Peoh Point Road. To get to I-90 from this property you must travel at least 5 miles east or west to access it. Neither road has continuous shoulders and have been the scene of several accidents. The added traffic from this and any future clusters in the general area will tax this infrastructure.

Water supply and sewers are a real concern in this area. We feel that the present zoning should stay in force. The added demand to the aquifer during an extended drought could be very detrimental to adjoining areas.

Sincerely,

William W. Boone
Josephine M. Boone
903 MacDonald Road
Cle Elum, WA. 98922
Fritz Glover

To: 'CityCouncil@ci.ellensburg.wa.us'
c: David Bowen (davidb@co.kittitas.wa.us)
Subject: Northward Expansion of the Ellensburg UGA

Dear Members of the City Council:

For the past two weeks I had planned to make a presentation, regarding the development of an expanded Airport Industrial Park, to a Wednesday continued study session of the Ellensburg City Council. Because of a conflicting County planning meeting on Monday evenings, I have been unable to attend Council’s regularly scheduled study sessions. Unfortunately, Council determined that the past two Monday study sessions would not be continued to the following Wednesdays. However, I believe these ideas outlined below have sufficient merit to warrant my writing this brief letter.

On Monday, March 20, I met with members of the Kittitas County staff and County Commissioners David Bowen and Alan Crankovich, who agreed to the following points:

The county government is serious about attracting new family wage jobs to our valley, and the Bowers Field area is the most desirable location for facilities that will provide those jobs. The county commissioners wish to explore how this objective might be accomplished in a manner consistent with our community values and needs.

The county commissioners will encourage the City of Ellensburg to extend its Urban Growth Area boundary northward (between Reece Creek and Look Road) to Hungry Junction Road, and they will ask the city to plan to provide the land, utilities and infrastructure necessary for an expanded Industrial Park at this logical and attractive location north of the Bowers Road Extension and west of the airfield.

A joint task force needs to be created with representative from the city and Central Washington University to work in partnership with the county toward making the Park a reality.

I do not believe that Ellensburg can have a truly comprehensive plan without expanding the scope of its land-use considerations to include the above. And, I would be pleased to discuss these ideas with you at your convenience.

Thank you.

Sincerely,
Fritz Glover
e-mail: gloverfl@elltel.net
August 24, 2006

Mr. David Black, Chair
Kittitas County Planning Commission
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg Washington 98926

Subject: Comments on Comprehensive Plan Update, Urban Growth Areas and Urban Growth Nodes, Affordable Housing Element, Incorporation of other County Plans, Miscellaneous Items (scheduled for hearing August 24, 2006)

Sent via e-mail and hand-delivered

Dear Chair Black and Members of the Planning Commission:

These are our comments on the topics indicated above, which are scheduled for hearing tonight, August 24, 2006.

With respect to the Comprehensive Plan Update process we have these general remarks.

1. The documents on these topics (see Aug. 9 2006 Memorandum from Director Piercy) provided by the County for public consideration and comment are incomplete. The record for comment on these topics will close before the County has disclosed the proposals we might wish to comment on. We believe this deficiency imposes fatal flaws on the public process of review of the proposals involved. While in a few instances the Memorandum includes draft GPOs for consideration in most topic areas no draft GPO’s are set forth. For example, regarding Economic Development, we are told merely that “staff is working on completing a proposed Economic Development Chapter”. With respect to the Upper County Vision Plan recommendations, we are told that public notification recommendations “should be incorporated”. With respect to Resource Lands Advisory Committee (RLAC) Recommendations there are no draft GPOs for us to consider or address with comments. This level of detail is insufficient to allow a citizen to form a complete impression of the County’s intentions. We request full disclosure of the proposals before any closure of the hearing record that may be relied upon for their
adoption.

2. With respect to incorporation of public comments submitted as part of the Update Process and charrettes, the public has not been provided the document that staff informed us would be developed. This document, we were told was to translate all public comments to proposed GPOs for consideration and comment. For example, specific comments made with respect to the RLAC recommendations were not carried forward into the record for the hearing on the RLAC recommendations that occurred last night (Aug 23, 2006). The page numbers of the comments that should be incorporated by Update Element are pages 27-36 (from public meetings November –December 2005) and pages 139-216 (from public meetings May-June 2006).

3. RIDGE’s comments of June 1, 2006 are among those referenced in #2, above and are attached to this letter.

4. Some elements described in Resolution # 2005-148 (Scope of Work) are not evident among the materials made available for comment in these hearings. For example, item 1.d I, “determine impact of vacation and second homes on land supply” (in regard to UGA’s and UGN’s) is nowhere to be seen.

5. With respect to certain documents said be incorporated by reference in the Comprehensive Plan, we do not understand how the County would intend to resolve any inconsistencies that may exist between those documents and the Comprehensive Plan, Zoning Map, or County Ordinances.

**RIDGE Comments on Specific Topics:**

**Re: Scope of Work Item 1 UGA’s  UGN’s**

RIDGE wishes to carry forward its comments and proposals on these subjects previously set forth in our proposed annual amendments to the Comprehensive Plan. We concur with the recommendation that the UGN designation should be eliminated from our Comprehensive Plan. The former UGN’s, now LAMIRDs should be analyzed to determine the boundaries of their 1990 built environment.

**Urban Growth Nodes**

**Recommendation**

As will be explained below in more detail, the urban growth nodes seem to be a hybrid between urban growth areas and limited areas of more intense rural development. Urban growth areas must meet the requirements for urban growth areas and cannot, by definition, be allowed in the rural area or on resource lands.

Limited areas of more intense development (LAMIRDs) maybe allowed in rural areas, but only if they comply with the Growth Management Acts requirements for them. We have the following recommendations:

1. All references to Urban Growth Nodes should be deleted from the plan.

2. In the rural element, create a section for LAMIRDs that complies with the requirements of the Growth Management Act. This section should have appropriate GPO’s, one of which must reflect the realities of the services currently available. Piped water and sewers necessary to
serve LAMIRDs are allowed, although by definition they are not urban services. Another GPO should be written stating LAMIRD’s should have logical outer boundaries [LOB] which cannot be expanded and urban services cannot be extended beyond the LOB in order to prevent urban sprawl.

3. A GPO should perhaps be created directing the formation of a local citizens council within the LAMIRD’s to provide for representation of the people in decisions made by county government concerning LAMIRD’s.

4. We also have some recommendations for specific areas.

a. At the time UGN’s were formed not enough attention was given to their ability to provide urban services. Because Ronald is contractually restricted as to the area it can supply urban services (especially water and sewer- both of which are supplied via contract with the City of Roslyn) it is unable to provide these services outside the boundaries of its water district (Kittitas County Water District #2). Ronald cannot thereby “function in much the same way as an UGA”.

We recommend that the town of Ronald and the community of Pine Loch Sun III, which abuts Ronald, has it’s own water system but cannot expand it, be classified as Category 1 LAMIRD’s. Both communities qualify as LAMIRD’s under the Growth Management Act [RCW 36.70]. Other communities within the UGN (Evergreen Ridge, Evergreen Valley and Bakers Acres) which are served by the Evergreen Water System (a Class A system) and can meet the requirements for LAMIRDs can also be given that designation.

b. The Thorp UGN, which currently has about 93 water hookups in it’s water district, and has another 60+ available based on existing usage levels and water rights, is approximately one-third (1/3) larger than it’s water district boundaries. Thorp could also be classified as a Category 1 LAMIRD and its limits set at its logical outer boundary. Proper infilling will probably utilize the 60+ potential water hookups.

c. The Easton UGN is served by a water district but has no sewer system. Each residence is served by an individual septic system. The Boundaries of the Easton UGN are much too large and without a sewer system additional development will cause too much waste to be introduced into the soil creating health hazards.

d. Snoqualamie Pass and Vantage have both sewer and water systems. Vantage is serviced by a private sewer operator. Do they have enough capacity to serve the projected population for the next 20 years without upgrades that may be too expensive for the areas residents and taxpayers to absorb?

Why proposal is needed and how conditions have changed to warrant the amendment? The Washington State Department of Community, Trade and Economic Development in their November 2, 2004 letter to Kittitas County Board of County Commissioners the commented that: “Both the Kittitas County Comprehensive Plan and county-wide planning policies indicates several urban growth nodes have been designated and mapped because they exhibit urban characteristics. This language indicates that these urban growth nodes are Category 1 LAMIRDs - Easton, Snoqualmie, Thorp, Vantage and Ronald.” This can most clearly be seen in GPO 2.97 which sets as a goals to “[r]educing the inappropriate conversion of undeveloped land into
sprawling, low-density development” which is a rural requirement with “[i]nclude sufficient vacant and buildable land” which is an urban requirement.

In Ordinance No. 2005-40 the Kittitas County Board of County Commissioners have stated on Page 13, 23(D): "The Board of Commissioners finds that the policies for dealing with land use issues in the Urban Growth Nodes (UGN's) needs review during the 2006 updating of the Comprehensive Plan to determine the actual land use capacity, taking into account the availability of urban services, including but not limited to, sanitary sewer, potable water and emergency services to better resolve growth related issues in UGN's and Urban Growth Areas (UGA's). We agree that such a review is needed and that is the basis for our recommendations above.

How proposal is consistent with Kittitas County Comprehensive Plan and Planning Policies?
The proposals for UGN’s would bring the comprehensive plan into compliance with the GMA and would increase the quality of life in Kittitas County.

Re: Scope of Work Item 2 Affordable Housing Element

RIDGE wishes to carry forward its comments and proposals on this subject previously set forth in our proposed annual amendments to the Comprehensive Plan.

Affordable Housing
- Support construction and retention of affordable housing.
- Survey all areas and communities.
- Adopt the draft GPO’s below:

CHAPTER THREE: HOUSING ELEMENT

New GPO 3.21 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing shall be defined as housing that can be afforded by families or individuals earning no more than 75% of the median income for Kittitas County.

New GPO 3.23 Kittitas County shall undertake and maintain survey of existing housing stock in all Kittitas County communities and shall identify those areas of the County where a sufficient stock of affordable housing is not available or where population trends indicate that it will not be available in the near future. This survey shall include a comprehensive assessment of housing prices and rental rates, existing residential patterns, demographic trends, projected population growth, age of residents, household size, and special needs, if any.

New GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing as per Strategy 3.21, below.

3.5 KITTITAS COUNTY HOUSING STRATEGIES
New Strategy 3.21 Encourage the development of new and maintenance of existing affordable housing stock dispersed throughout Kittitas County through employment of a variety of strategies including but not limited to:

3.21 (a) Approval of accessory dwelling units, cooperative housing and, within urban growth areas, mixed-use (commercial/residential) developments.
3.21 (b) Establishment of minimum affordable housing requirements for new planned unit developments.
3.21 (c) Use of density bonuses for new housing developments that include at least 10% affordable housing within urban growth areas.
3.21 (d) Use subsidies and grants, such as Block Grants from HUD’s Community Development Block Grant Program (CDBG), Hope VI program (supporting redevelopment of run-down structures as mixed-income developments) and the Home Investment Partnership (HOME) (for re-development of community facilities for housing) for homebuyer and renter assistance and home-buying counseling, Housing Trust Fund, and low-income housing tax credits.
3.21 (e) Use of non-profit community housing land trust that will own and lease land and/or structures to homeowners and guarantee permanent affordability of the homes in the event of resale.
3.21 (f) Identify areas of Kittitas County where affordable housing is most scarce and target programs to encourage development of affordable housing in those areas.

Why proposal is needed and how conditions have changed to warrant the amendment?
The upward pressure on real estate prices from buyers of 2nd and 3rd homes has caused significant increases in land values and home prices throughout Kittitas County. This increase is pushing home ownership beyond the reach of working families. The 2000 census calculated the median income of Kittitas County to be $32,546 per household and that 19.6% of individuals and 10.5% of families live below the poverty line. Much of the new employment resulting from increased development will be in the form of low wage service jobs in retail, and hospitality. If these workers are to live in the communities where they are employed, more will need to be done to encourage creation and maintenance of a stock of affordable housing.

How proposal is consistent with Kittitas County Comprehensive Plan and Planning Policies?
Current policies call for affordable housing, but these policies are explicitly set forth only in the Master Planned Resort sections of the Comprehensive Plan. These proposed GPOs and strategies, extend existing policies beyond the MPR to the entire county. Affordable housing plans are required by the GMA and these proposed changes would assist the County in producing a Comprehensive Plan that is consistent with the GMA.

Re: Recreation and Parks

RIDGE wishes to carry forward it’s proposals on this subject contained in our annual amendment proposal.

CHAPTER FIVE: CAPITAL FACILITIES PLAN
Amended: 5.2.2(B) Parks and Recreation

As growth continues to occur both in the urban and rural areas of Kittitas County, there may be increased impacts on existing recreational areas and a demand for additional recreational areas and opportunities. In order to address the potential demands and impacts, Kittitas County shall work cooperatively with other local governments and state agencies to provide the approach that incorporated communities should be responsible for organized recreational opportunities and park systems, and while the County is responsible for the unorganized, passive recreational opportunities. The parks and recreational facilities needed to accommodate growth shall be provided in areas convenient to serve the new development and existing residents. The County shall give particular emphasis to establishment of trail systems that connect with existing public and private trail systems and that provide public access to public and private open space. These efforts may be carried forward in cooperation with incorporated cities and or park and recreation districts within Kittitas.

Why proposal is needed and how conditions have changed to warrant the amendment?
While Kittitas County continues to rely on areas outside of incorporated cities to accommodate a majority of its projected population growth, existing policy places the entire burden of maintaining organized recreational opportunities and park systems on incorporated cities that enjoy none of the property tax revenue from growth occurring outside their boundaries. Currently, a boat launch on the eastern boundary of Kittitas County is the only organized recreational facility operated by Kittitas County. In order to meet the needs of all County citizens the County should at least enable itself to play a larger role in this arena. Facilitation and cooperation with the establishment of public trails would be a good place for this expanded role to be initiated.

How proposal is consistent with Kittitas County Comprehensive Plan and Planning Policies?
This amendment would expand the current role of the County in developing organized recreational opportunities and park systems. It would serve to make the Comprehensive Plan consistent with those provisions of the GMA calling for planning of recreational resources for all citizens in the County.

We hope this comments will assist the Planning Commission and Staff in completing its important work.

Sincerely,

Doug Kilgore
Vice President and Registered Agent
98941
June 1, 2006

RIDGE recommends the following aspects of good planning for the future be explicitly incorporated into the Kittitas County Comprehensive Plan, the Kittitas County Planning Policies, and related County zoning and land use maps.

In addition, the County’s zoning and land use maps must be made consistent, and the zoning regulations and zoning map must be updated so they are consistent with and implement the comprehensive plan.

We also think the Regional Land Use Advisory Committee’s final recommendations should be explicitly incorporated.

1. Encourage affordable housing in cities and towns through adequate zoning and incentives. Affordable Housing addressed in a manner that is in keeping with actual working incomes in the County.
2. UGN policies need to be revised and updated.
3. Enhanced public notice requirements for long and short plats, as per the Regional Land Use Advisory Committee’s final recommendations.
4. Protect quality of life, water quality, water sources, working farms, and working forests by not allowing densities on rural and resource lands greater than one dwelling per five acres and by providing a variety of rural densities.
5. Adopt criteria to guide the comprehensive plan designations and zoning. Currently there are no explicit criteria for where agricultural, forestry, or rural designations will be applied, leading to a lack of predictability and resulting in adverse effects on neighboring property owners and our quality of life.
6. Kittitas County shall perform its activities and make capital budget decisions in conformity with the adopted Kittitas County Comprehensive Plan.
7. Comprehensive Plan Policy shall be amended to direct the County to use KCOG findings and planning policies, rather than ignore them.
8. Encourage conservation and preservation of existing open space, farmland and forest and support conservation and protection of connected corridors and public access to open space as mitigation for any development that is proposed or approved in converted forestlands.
9. Modify the Comprehensive Plan to explicitly support conversions of private land to public ownership. Such purchases or donations of private land can enhance the tax base by increasing the value of other property in the County. They can promote tourism while at the same time realizing other important public benefits.
10. Implement a County Wide Dark Sky ordinance.
11. Require the County to issue a determination of significance as per the State Environmental Policy Act (SEPA) for specific types of land use decisions (including rezones or subdivisions) that permit a significant increase in density OR conversion of use from commercial resource land.
12. No rezone shall be approved except as part of a comprehensive plan amendment.
13. Proposed rezones and subdivisions shall consider and demonstrate the need for additional residential lots in particular regions of the County in order to accommodate projected population growth assigned or projected for the applicable jurisdiction.

14. The County shall undertake and conclude a public process by which important rural landscape sub-region(s) are identified and policies adopted by which development shall be discouraged or managed in such a way as to preserve those rural landscape features found to be worthy of protection. “Overlay Districts” such those being considered by the City of Ellensburg are a specific planning tool that could be used to provide good planning for areas such as freeway interchanges, the 903 corridor, and various scenic areas.

15. Subdivisions shall be clustered, and connected open space shall be reserved with appropriate easements for public access, habitat and recreational use. The County shall encourage and require such features in any approved rezone or subdivision within the designated area(s).

16. The County planning policies should support and enable such fiscal instruments as voluntary payments, the levying of impact fees and/or a real estate excise taxes that placed on first sale of new lots and new homes and commercial enterprises.

17. In connection with any new development Kittitas County shall require construction of sidewalks and pathways to enable safe, non-motorized transportation alternatives and motorized wheelchairs. As future transportation plans are prepared or existing infrastructure upgraded such projects shall include insertion of trails and pedestrian pathways to accommodate non-motorized transportation modalities such as walking or bicycling. Kittitas County shall also undertake a process of assessing and upgrading existing transportation plans and infrastructure to address increased safety concerns of non-motorized transport as levels of traffic increase.

18. The County shall give particular emphasis to establishment of trail systems that connect with existing public and private trail systems and that provide public access to public and private open space. These efforts may be carried forward in cooperation with incorporated cities and or park and recreation districts within Kittitas County.

19. As growth continues to occur both in the urban and rural areas of Kittitas County, there will be increased impacts on existing library services and an increasing demand for additional library services. In order to address the potential demands and impacts, Kittitas County shall undertake responsibility for developing and financing the coordination of existing and new library services that serve all areas of Kittitas County, using recommendations from the County Library Board.

20. County Planning Policies shall be made consistent with preservation of the historic features of the City of Roslyn (designated a National Historic District) especially including Roslyn’s forested perimeter.
Scott Turnbull

From: Lenora Bader [lendijus@elltel.net]  
Sent: Thursday, August 24, 2006 4:07 PM  
To: Scott Turnbull  
Subject: Fw: Northward Expansion of the Ellensburg UGA

make copy for planning commissioners, db

----- Original Message -----  
From: Lenora Bader  
To: Justin Bader  
Sent: Thursday, August 24, 2006 3:45 PM  
Subject: Fw: Northward Expansion of the Ellensburg UGA

make copy.

----- Original Message -----  
From: David Bowen  
To: lendijus@elltel.net  
Sent: Tuesday, April 04, 2006 10:26 AM  
Subject: FW: Northward Expansion of the Ellensburg UGA

From: David Bowen  
Sent: Tuesday, April 04, 2006 10:24 AM  
To: Ted Barkley  
Cc: Darryl Piercy; Scott Bradshaw  
Subject: Northward Expansion of the Ellensburg UGA

Good Morning Ted,

I had a visit yesterday from a landowner north of Bower's Road extension who presented me with a copy of an e-mail, from Laurie Gigstead on behalf of Fritz Glover, which appears to have been distributed to the Ellensburg City Council members.

I would like to clarify that March 20, 2006 Mr. Glover was on a Monday afternoon Public Works Study Session Agenda to ask if we supported attracting new family wage jobs, if Bower's Field was a logical place to build infrastructure and if we were interested in participating in discussions with the City of Ellensburg regarding the possibility of expanding the UGA north to Hungry Junction Road.

The answer was yes to the first two items. We also agreed we are open to discussions with the City of Ellensburg in regards to UGA expansion and that his proposal has merit for initial dialogue.

What the local landowner was concerned about is the way the letter was written it may appear that we, Commissioner Crankovich and I, are making a recommendation to expand the UGA as described rather than cooperatively discussing it with the city, landowners and community.

So for clarification we are available to participate in the discussion, public process and technical review of how his proposal would fit in the long range plans of the City of Ellensburg, Kittitas County, if it complies with GMA etc... I would also assume there are other ideas out there that will come up as we move forward this year in the Comprehensive Plan Update.
Please pass this clarification on to the council members and staff as you deem appropriate. If you have any questions or require additional information please contact me.

Sincerely,

David B. Bowen

David B. Bowen
Kittitas County Commissioner
District #1, Chairman
205 West 5th Avenue, Suite 108
Ellensburg, WA 98926
(509) 962-7508 office
(509) 962-7679 fax
Please make copies for Bader to give to planning commission. thanks, db

----- Original Message ----- 
From: "Lenora Bader" <lendijus@elltel.net>
To: "Justin Bader" <justinb 98926@yahoo.com>
Sent: Thursday, August 24, 2006 3:49 PM
Subject: Fw: Northward Expansion of the Ellensburg UGA

> make copy,
> 
> ----- Original Message ----- 
> 
> From: "Mike Smith" <smithm@CITYOFELLENSBURG.ORG>
> To: <lendijus@elltel.net>
> Sent: Monday, April 03, 2006 8:05 AM
> Subject: Fwd: Northward Expansion of the Ellensburg UGA
> 
> 
> Dimitri,
> 
> Here is the e-mail from Fritz Glover to City Council. The City Manager's office included it in the Council's Friday mail. I do not know if, or when, Council will discuss it.
> 
> Mike Smith, Senior Planner
> 
> >>> Laurie Gigstead 03/30/06 8:04 AM >>>
> Bob and Mike -
> 
> FYI - This will go to Council in Friday Mail. Laurie
> 
> 
> >>> "Fritz Glover" <gloverfl@elltel.net> 03/29/2006 5:23 PM >>>
> 
> Dear Members of the City Council: I regret that because of conflicting Resource Lands Advisory Committee meetings on Monday evenings, I have been unable to attend Council's regularly scheduled study sessions. However, I believe the ideas outlined below have sufficient merit and importance to warrant my writing this brief letter for your consideration. On Monday, March 20, I met with members of the Kittitas County staff and County Commissioners David Bowen and Alan Crankovich, who agreed with the following points: The county government is serious about attracting new family wage jobs to our valley, and the Bowers Field area is the most desirable location for facilities that will provide those jobs. The county commissioners wish to explore how this objective might be accomplished in a manner consistent with our community values and needs. The county commissioners support the City of Ellensburg extending its Urban Growth Area boundary northward (between Reecer Creek and Look Road) to Hungry Junction Road, and ask the city to plan to provide the utilities and infrastructure necessary for an expanded Industrial Park at this logical and attractive location north of the Bowers Road Extension and west of the airfield. A joint task force needs to be created with representatives from the city and Central
Washington University to work in partnership with the county toward making the Park a reality. I do not believe that Ellensburg can have a truly comprehensive plan without expanding the scope of its land-use considerations to include the above. And, I would be pleased to discuss these ideas with you at your convenience. Thank you. Sincerely, Fritz
Glovere-mail: gloverfl@elltel.net
Scott Turnbull

From: Lenora Bader [lendijus@elltel.net]
Sent: Thursday, August 24, 2006 4:08 PM
To: Scott Turnbull
Subject: Fw: Fritz Glover's idea to include my property in your UGA

make copy for planning commissioner, db

----- Original Message ----- 
From: Lenora Bader
To: Justin Bader
Sent: Thursday, August 24, 2006 3:37 PM
Subject: Fw: Fritz Glover's idea to include my property in your UGA

Please make me a copy. db

----- Original Message ----- 
From: Lenora Bader
To: renoc@cityofellensburg.org
Cc: barkley@cityofellensburg
Sent: Monday, March 13, 2006 12:49 PM
Subject: Fritz Glover's idea to include my property in your UGA

ATTN: City Council, City Manager, City Clerk, DATE: March 13, 2006

FROM: Dimitri Bader, 2602 Judge Ronald, Ellensburg WA, 98926, Phone # 962-4633

MESSAGE: Fritz Glover has talked to me twice last week suggesting that I should have my land included in your UGA and designated for industrial development. My wife and I are adamantly opposed to this idea and action. We do NOT want our land considered for inclusion in the UGA or rezoned at this time, because we already established an exempt segregation subdivision in 2002 on the south half of our ranch and intend to sell those lots this spring and summer.

We spent the last 3-4 years dealing and ultimately settling with the County over their Airport Zone and Bowers road. Their zone overlays our ranch. During the public hearing process on the Airport zone, the County Commissioners rejected the idea of industrial development on our property and supported the retention of the Ag-3 zoning and low density residential development. That is how the Airport plan was finally adopted by the County Commissioners!

Bowers road borders our south boundary. The County has agreed to construct 5 access drives from Bowers Road to our subdivision; those access points and road will be completed sometime this spring with our sale of the lots and development to occur shortly there after.

I just finished a 16 year period of dealing with the States DOE over water rights litigation and successfully acquired substantial water rights to the north half of our property; we don’t want to see that achievement wasted on an industrial park. We are planning to start building our home in the middle of our property north of the Cascade canal this fall/winter.

Our future plans include farming, pasturing landscaping then selling the north west 30 acres for 3 acre residential home sites in 5-8 years, retain the north central 30 acres which includes Whiskey Creek as our primary home site, and sell the north east 30 acres for other 3 acre residential homesites a few years later.

8/24/2006
Our property provides exceptional views of the surrounding mountains, abundant wildlife and other country-rural related amenities that make industrial considerations totally incompatible in this location.

If Mr. Golvers idea goes beyond his 1st presentation of his idea, I request that I be notified of any and all future presentations/considerations related to our property, so we can have equal opportunities to defend our interests.

Thank you for your attention and consideration of this matter and my concern.

Sincerely yours, DIMITRI BADER
Scott Turnbull

From: Lenora Bader [lendijus@elltel.net]
Sent: Thursday, August 24, 2006 4:09 PM
To: Scott Turnbull
Subject: Fw: Fritz Golvers proposal to expand UGA northward, dated 3/30/2006

make copies for planning commissioners, db

---- Original Message ----
From: Lenora Bader
To: Justin Bader
Sent: Thursday, August 24, 2006 3:31 PM
Subject: Fw: Fritz Golvers proposal to expand UGA northward, dated 3/30/2006

Please make me a copy! db

---- Original Message ----
From: Lenora Bader
To: renoc@cityofellensburg.org
Cc: david.bowen@co.kittitas.wa.us
Sent: Tuesday, April 04, 2006 11:25 AM
Subject: Fritz Golvers proposal to expand UGA northward, dated 3/30/2006

TO: All Ellensburg City Council members
DATE: 4/4/06

FROM: DIMITRI BADER
2602 Judge Ronald Road
Ellensburg, WA 98926

MESSAGE: Dear Council members, I obtained a copy of Mr. Golvers correspondence to you regarding the above subject, Monday morning, 4/03/06. Its content concerned me greatly, especially the part that indicated that County Commissioners, David Bowen and Alan Crankovich were in support of extending your UGA boundary northward, specifically, to include my 149 acres located immediately north of Bowers Road adjacent to the airport on its west side.

Mr. Golvers message to you concerned me so much that I decided to immediately go over to the Commissioners office to discuss and question the two commissioners on their purported support of Golvers proposal. I discussed Golvers subject e-mail to you with David Bowen for more than 30 minutes resulting in the revelation that they DID NOT decide on supporting Mr. Golvers proposal to expand the UGA northward, NOR to establish an industrial park on my property or any kind of task force to study his proposal! All the commissioners did was listen to Mr. Glover, as they would listen to anybody that attended one of their public meetings.

Commissioner Bowen assured me that they did not take a position either way on Mr. Golvers proposals! In fact, Commissioner Bowen indicated that Mr. Golvers correspondence to you made some invalid insinuations of their support on his proposal that needed clarification! Commissioner Bowen indicated to me that he would be sending you that clarification soon.

As I stated in my e-mail to you dated 3/13/06 on the subject of extending the UGA boundary for the purpose of establishing an industrial park on my property, my wife and I are adamantly opposed to that and "MOST-ALL" of the rest of Mr. Golvers proposal! We don't want CWU or anybody else studying our property for any such or related proposal. In the future, we might be interested in including our land south of the Cascade canal into the UGA, but not now. If we are ever interested in such a proposal, we will contact you and the County.

This brings me to what I suspect is a very serious problem with Mr. Golvers tactics and his personal attitude toward handling the truth. According to Commissioner Bowen, Mr. Glover did not represent their position to you.
accurately. From what I understood Bowen stated to me and my reading of Mr. Glover's correspondence to you, it is obvious to conclude that Mr. Glover has his own personal agenda and will say whatever it takes to achieve his ambitions of getting what he wants "including misleading you into believing that the County is already in full support of his proposal", which they are not!!

I recommend to you that you consider relieving Mr. Glover of his duties to make any further land use recommendations, or at a minimum, censure him severely for what I consider as misconduct! I would also suggest that you verify, then verify, then verify any of his future proposals and recommendations to you to make sure his subject matter is accurate.

We would appreciate being notified if and when you ever decide to further discuss and consider any action regarding our property including its inclusion into your UGA. Thank you for your attention to this matter. If you have any questions for me, don't hesitate to contact me.

Sincerely yours,  DIMITRI BADER

CC. Mike Smith, Bob Witkowski, Commissioner David Bowen