5/6/08

Attached are comments (24 pages) on the Proposed Final Zoning Map dated 4/18/08.

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What is the logic of the down zoning of Ag-3 to Ag-5 in the area of Theop Huy and lower Maineseth Rd areas and leaving even expanding Ag-3 districts in the upper Maineseth Road area even farther from E-burg. Also what is the justification of up zoning smaller Ag-30-30 lots to Ag-5 in this area.

Proposed Sacr Zoning Abutting Comm Ag

Inappropriate change from Fr-30 to R-5/Rural Residential landuse. Have lost the Buffering of 20acre zoning for the Comm Ag and Critical Elk & Deer winter range and sandwiched Sacr Zoning between Rural Resrc & Commercial.
Current Zoning
R-5 Zoning in the past not shown.

Should be a R-3 Zoning at least 20 Acre to Buffer County.

Suburbs should be classified as Residential Zoning. Any Urban to pasture under 20 acres.

Suburban is killed & Relocated.

Zoning Map - What's up with this? Which is controlling?
Commercial Zoning is not associated with a farm or UGA. It is not appropriate for rural lands—existing businesses can be non-conforming uses until such time. Re-designations of UGA or farm lands is also possible. At the Thorp Freeway interchange is also appropriate.

Change from Ag 20 to Ag 5 in the former Thorp UGA appears to be justified by the presence of the UGA boundary as the sole criteria. The UGA was never evaluated via Comm Ag criteria when it was created and now the Comm Ag criteria must be applied and lands added to Comm Ag designation. All the rural lands around The Thorp UGA also need to be evaluated via the Comm Ag criteria and designated appropriately. Thorp is an agricultural community and commercial ag activities occur abutting the platted portion of Thorp and is compatible with the character of Thorp and its lands. Comm Ag lands need to be designated even if they are close to "Downtown Thorp."
- Commercial zoning not associated with LAMMD or UGA
- Three area zoning applicable. Corn Forest is much more extensive than in many large undeveloped lots. Same with five-acre zone
- Most of the former UCD should be CornForest and/or Rural outlying with appropriate large lot zoning applied.
Five and Three acre zoning are much too extensive and is abutting Commercial Forest. Also why is three acre zoning sandwiched between Five acre zoning & Comm Forest.
Rural Residential not justified by lots/size
Commercial not associated with harem or UCA
Five acre zoning allows Comm Forest - Rural Outlying. 20% is being properly used to buffer, why is the five acre zoning allowed here?
Commercial zones not justified by land use or UGCA. The UCN was previously intended for industrial/business use, not commercial activities. This zone is designated for new industrial and commercial uses.

The R-3 zone includes the old ULC. Justification for the location of this zoning in this area. These are residential zones if large lots are allowed. Commercial forest located on some of the neighbor's properties. This need to be a commercial zone.
Rural Transition Zone not appropriate between Roslyn and Cle Elum USA.

The goal of the Transition Zone is the eventual infilling of urban densities in the future. This is contrary to LMPA goals and requirements to maintain the distinctions of cities and open space corridors.
Industrial zoning outside UGA or limit should be rural zone conforming and remain as a non-conforming use subject to conditional use approval for future expansions etc.
Large lots designated Rural S Zoning and are abutting Comm Forest

Three acre zoning allowed on large lots currently in agriculture use
No recognition of Airport Safety Zones and appropriate zones to protect health, safety, welfare and the viability of the Airport in the future.

Rural Transition Zone sandwiched between USA and Three acre zoning.

Rural Transition Zone a buffer Comm. Ag lands.

Why is this EPA 20 and not rural apply? Orderly eventual inclusion into USA/City + extension of Urban Public Services + Roads into 3 acre zoning areas.
Isolated tracts of rural lying 20 amid Comm Forest & Comm Ag
Why is this P+R20 rather than Rural Outlying20 or Ag20?
5 Acre zoning not appropriate here

What is this zone? Not on key.
Five acre zoning abutting Comm. Forest and also large lots included into 3+5 acre zoning.

Large lots included into 3+5 acre zoning - not containing Sprawl. These lots should be Rural outlying or Comm. Forest.
Why's this F-zone & not Rural Outlying So - inconsistency between border Community Forest.

Five acre zoning abutting Community Forest.
3+5 acre zoning abutting Comm Forest
2006 Christen Rezone from Ag-20 to Ag-5
Now shown as Ag-20 zoning. Why is parcels outline with grey differently than surrounding parcels?
Proposed Landuse is Rural Resource.

Commercial Agriculture Zoning Map shows these particular parcels as Ag-5 - which is true?
Chrisken Rezone is shown as 5 acre zoning on Agricultural zoning map but is shown as 20 acre zoning on the final zoning map - which is true and why is this discrepancy present?
Isolated Ag 20/Rural Resource Zoning within Comm Ag lands.
Land Use/Zone criteria not applied consistently.