May 6, 2008

Kittitas County Board of Commissioners
205 West 5th, Room 108
Ellensburg, WA 98926

RE: 2008 Growth Management Act Compliance Documents – Manna Funding et. al.

Honorable Commissioners:

On behalf of Manna Funding et. al.\(^1\), I thank you for the opportunity to comment on the proposed Growth Management Act compliance documents. Manna Funding et. al. owns approximately one hundred and a third (100.31) acres, lying directly north of the City of Roslyn within Section 8, Township 20 N, Range 15 E. The Manna Property is located well away from the City of Roslyn’s historical district and is currently zoned Forest and Range 20. It should be noted, the property is not being used for any of the permitted uses under that zone.

The property is bounded on the east by residential land currently zoned R-3; to the west the property is zoned FR-20 for three parcels, and then reverts to R-3 zoning. To the north, the property (and the adjacent R-3 zoned land) is bounded by Commercial Forest; to the south, the property is bounded by property zoned Urban Forest. Just below the Urban Forest zoning is the incorporated City of Roslyn, an urban area. The Roslyn Urban Growth Area lies immediately to the South of the Manna property.

Before providing Kittitas County with specific comments related to the proposed compliance documents, we believe it’s important to note a basic principle of land use planning. It is generally accepted residential densities should gradually decrease as you move away from an incorporated city. In this case, the current and proposed land use designation and zoning classification for the Manna Property represent a significant decrease in density from that traditionally allowed for similar properties in the area.

We have had an opportunity to review the compliance documents and would like to offer the following comments.

**Land Use**
The proposed Land Use Map would re-designate the Manna Property from Rural to Rural Outlying. According to Chapter 8 of the Comprehensive Plan (as proposed), Rural Outlying areas are described as:

\(^1\) Manna Funding et. al. refers to Manna Funding LLC, Wild Horse Ranch LLC, Peregrine Skies LLC, Premier Property and Development LLC, and Wild Rivers Crossing LLC.
“areas have been historically rural in character and include large tracts of undeveloped
open space. It is recognized that these area may have agriculture or forest land practices of
small scale and/or commercial significance and or recreational significance. Areas may also
be adjacent to designated resource lands. In many cases public roads and infrastructure are
not available to serve the area.”

The Manna Property does not include “large tracts” of land, as the largest parcel is less than 21
acres in size. The Manna Property is accessed through an existing private road system (R&R
Heights) and has no value for agricultural or forestry purposes. As a matter of record, the
previous property owner received approval for a Class 3 Conversion Option Harvest Plan from
the Department of Natural Resources, declaring the property unsuitable for continued forestry
operations.

We do not believe the Rural Outlying land use designation accurately describes the Manna
Property; rather, we believe the proper land use designation is either Rural Transition or Rural
Residential.

**Rural Transition Land Use**

Chapter 8 of the Comprehensive Plan (as proposed) includes a series of criteria for designating
Rural Transition areas. We believe the Manna Property meets several of the designation criteria,
including but not limited to:

**Criterion 1. Land use designation shall be immediately adjacent to designated UGAs.**

The Manna Property is located immediately adjacent to the City of Roslyn’s adopted Urban
Growth Areas.

**Criterion 2. Lands at the time of adoption of the ordinance designated or zoned, Rural
Residential, Ag 3, Rural 3, Ag 5, or Rural 5 and lands that otherwise are located adjacent to
and logical extensions of UGA’s. (Emphasis added)**

The Manna Property is located immediately adjacent to the City of Roslyn’s adopted Urban
Growth Areas.

**Criterion 4. Lands with the potential to receive services within the 40 year planning period.**

Being located immediately adjacent to the City of Roslyn, the Manna Property certainly has the
potential to receive services within the 40 year planning period.

**Criterion 8. Lands that are not designated Commercial Agriculture, Commercial Forest, and
Mineral Lands.**

The Manna Property is not designated Commercial Agriculture, Commercial Forest or as
Mineral Lands.

**Rural Residential Land Use**
Based on the Zoning Map, the proposed zoning classification for the Manna Property is Rural Outlying 20. Kittitas County Code 17.56B (as proposed) indicates Rural Outlying 20 zone applies to areas that:

“are remote or have been historically rural in character. Large tracts of undeveloped open space exist. It is recognized that this area may have agriculture or forest land practices of small scale and/or commercial significance. Area may also be adjacent to designated resource lands. In many cases public roads and infrastructure are not available to serve the area.”

Similar to the land use discussion above, the purpose of the Rural Outlying 20 zone does not describe the Manna Property. The property is not remote (located immediately adjacent to the City of Roslyn), does not contain large tract of land (the largest parcel is less than 21 acres in size) and is accessed from State Route 903 (via a private road). In addition, the proposed zoning map shows the Manna Property sandwiched between Rural 3 and Rural 5 zoning districts.

**Rural Transition Zone**
The purpose statement of the Rural Transition zone better describes the Manna Property. The purpose of the Rural Transition zone is:

“to implement the Rural Transition Land Use Designation. It establishes a transitional area between urban growth areas surrounding cities and towns and lower density zoning districts. It serves to establish a future urban residential growth area; protect land that is desired for future urban expansion; encourage the development of areas targeted for urban growth; and help ensure that land currently at the urban fringe will develop eventually at urban densities. It is also the intent of this zone to allow some low-density development now without precluding future development with urban services at urban densities.”

Given its location, the Manna Property truly provides a transition between an urban growth area (City of Roslyn) and a lower density zoning district (Commercial Forest). In addition, the Manna Property is immediately adjacent to the City of Roslyn and is an area where urban growth could be extended, if necessary.

**Rural 3/Rural 5 Zones**
The purpose statement of the Rural 3 and Rural 5 zoning classifications (KCC 17.30) also describes the Manna Property better than the Rural Outlying zoning classification. Both read reads:

“The purpose and intent of the Rural-3 (and Rural 5) zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands.”

Not only is the Manna Property suitable for development consistent with both the Rural 3 and Rural 5 zones, it also meets the expressed purpose of both zones. Interestingly, both zones are intended to “minimize adverse effects on adjacent natural resource lands”, which is the very argument espoused by opponents of the pending proposed Rural 3 rezone (i.e. protecting the Commercial Forest lands to the north) for denial of the rezone.
Summary
Based on the foregoing analysis, we believe the Manna Funding Property meets the applicable criteria for both the Rural Transition and Rural Residential land use designation. **We respectfully request the Commissioners amend the proposed Land Use Map to re-designate the Manna Funding Property to either Rural Transition or Rural Residential.** Further, the Manna Property most closely resembles the Purpose statements of the Rural Transition, the Rural-3 and Rural-5 zoning classifications. **We respectfully request the Commissioners reclassify the Manna Funding Property to Rural Transition, Rural-3 or Rural-5.**

Once again, we thank you for the opportunity to comment on the proposed Growth Management Act Compliance documents. If you have any questions or need additional information, please don’t hesitate to contact me.

Respectfully submitted,
Taylor Consulting Group

[Signature]
David V. Taylor, Senior Consultant/Owner

CC:  Manna Funding et. al.
     Duana Kolouskova, Attorney
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