

September 1, 2014

Kittitas County Community
Developmental Services
411 N. Ruby Street, Suite 2
Ellensburg, Washington 98926

Attention: Jeff Watson Staff Planner

Re: Application for Conditional Use Permit, CU-14-00001, GT Ranch

Dear Jeff Watson,

I am writing concerning an Application for a Conditional Use Permit CU-14-00001. The project is G T ranch. I have concerns regarding the Notice of Application as well as the project.

As there are so many items to include in this letter, I will start with one of the most egregious, as it has the potential to negatively affect water rights, in hopes you will thoroughly read and consider the rest of the items included in this letter.

Environmental Review (SEPA): is the fifth item in the Notice of Application. The first sentence states: "The county expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal." It is quite obvious that no one involved from the County has been to the site to verify the answers provided in the SEPA Environmental Checklist.

Case in point:

Item 3. Water

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Their answer was: Yakima River, 1 Pond that is owned by land owner.

This answer is not complete. There is no mention of the Thorp Mill Ditch!

Had the answer been complete, the answer to the next question may have been different.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Their answer was : No *The answer should possibly have been Yes*

All of the access points require crossing the Thorp Mill Ditch. At least one of the access points indicated on the maps provided would require constructing a roadway across the Thorp Mill Ditch. As their answer was "NO", no plans for the construction of this roadway or bridge were provided. The Thorp Mill Ditch crosses the GT Ranch and at the location of the proposed ponds, the Thorp Mill Ditch is located between the proposed ponds and the Burlington Northern Railroad Tracks. The waters from the Thorp Mill Ditch return to the Yakima River if not being diverted to my property for irrigation and stock water as per our Water Right. How close will the ponds be located to the Thorp Mill Ditch? This was not addressed, as the Thorp Mill Ditch was not included as part of the SEPA Checklist. Will these ponds affect the flow of water in the Thorp Mill Ditch?

We, Mark T. & Belinda S. Zahnle would like a guarantee that this project will in no way negatively impact us receiving the full amount of our Water Right.

Other concerns I have are truck traffic entering in the center of the community, dust, the sound of the back-up warning, and the crashing of the rocks being loaded in the trucks. As we are located southwest of the proposed project and the winds for the most part the wind is out of the northwest the dust and sound will travel our direction. We know first hand as we have been affected by dust and those sounds for the past 12 years from the approved Conditional Use Permit for mining gravel on the property adjoining ours.

I have noted that Kittitas County Community Development Services has (as per their mailing list) has failed to include the Thorp Mill Ditch Water Users Association, Inc., P.O. Box 117, Thorp, Washington 98946. I feel they should have been as this project may impact the Thorp Mill Ditch.

Now I will address the Notice of Application.

I am concerned with the lack of time allowed for written comments. The Notice of Application was dated August 26, 2014. Postmark on the mailing was August 28,

2014. We received the notice of application mid afternoon on Friday, August 29th, 2014, the day before a three day holiday. As the closing for public comment is Friday, September 12, 2014, this only allows nine working days, which includes the closing date, for a person to research and compose a written comment.

For a person, as myself, that is not savvy with getting through the County's websites, the information in this Notice of Application is very inadequate for research.

First item, "Location: 3 parcels, located approximately 1/2 mile east of Thorp, in a portion of section 12, T18N,R17E, WM in Kittitas County, bearing Assessor's map numbers 18-17-12020-0001, 18-17-12020-0003, and 18-17-12020-0004."

Once I was able to figure out how to get the landowner parcels to come up (12 of them for GT Ranch), I then had to bring up each to find the correct Assessor map number. All that showed me was the location, no information on the Project.

I then went to the item: Materials Available for Review. In that section a CDS website was given: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits). I attempted to access this site to no avail.

Fortunately, I found a person that instructed me on how to get through the County website to obtain the Conditional Use Permit Application information.

Once I accessed the information regarding the GT Ranch Conditional Use Permit Application, I pulled up the Notice of Application document and just to see if I had possibly incorrectly entered the web address, I clicked on the link. The result was a Community Development Services page came up.

This is what it read:

Land Use

Current Planning: Land Use Applications

There is no category "Conditional"

There are no projects at this time

So if you are not familiar with the County website, I guess it means a trip to Ellensburg before one can obtain the information to comment on. Oh, yes, that would be during the shortened comment period due to the Labor Day weekend.

I would suggest future Notices of Application have a clear explanation of how to obtain the information.

In conclusion:

1. *We, Mark T. & Belinda S. Zahnle would like a guarantee that this project will in no way negatively impact us receiving the full amount of our Water Right.*

2. I believe a corrected SEPA Environmental Checklist should be resubmitted and be reviewed for accuracy with the County visiting the site for an actual physical review.

3. The time for written comment should be extended for the following reasons:

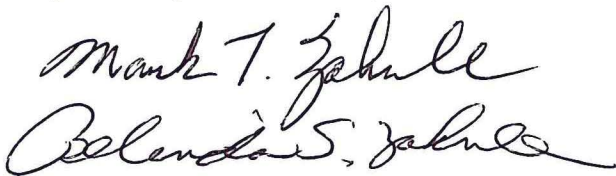
a) If a corrected SEPA Checklist is submitted I believe a new Notice of Application should be sent out and a new deadline for written comment should be set.

b) Not all interested parties were notified, ie Thorp Mill Ditch Water Users Association, Inc.

c) Shortened comment period due to Labor Day Weekend.

4. I do not believe a Public Hearing should occur until the County has adequately reviewed the site and all corrected, resubmitted material and/or new materials.

Respectfully Submitted,

Handwritten signatures of Mark T. Zahnle and Belinda S. Zahnle in cursive script.

Mark T. & Belinda S. Zahnle
341 Wade Road
Thorp, Washington 98946