

Susan Barret

From: Darryl Piercy
Sent: Wednesday, August 16, 2006 11:41 AM
To: Joanna F. Valencia; Susan Barret
Subject: FW: Denial of Teanaway Ridge plan to enlarge Ronald UGN

Please see below. Comments for PC

From: Charles Zukoski [mailto:czukoski@theriver.com]
Sent: Wednesday, August 16, 2006 9:32 AM
To: Darryl Piercy
Subject: Denial of Teanaway Ridge plan to enlarge Ronald UGN

To: K.C.Planning Commission

Subject: Enlargement of the RONALD UGN

From: C F Zukoski

1. I write to urge the Commission to deny the recommendation of the Teanaway Ridge LLC to enlarge the Ronald UGN. The density of 6 house per acre is not in the best interest to the Ronald UGN as I will outline below This piece of property is ill suited to having 6 house per acre constructed on it.
2. The public has had no opportunity to comment on this proposal at anytime before the Commission.
3. UGN's have no public representation. I do not know why this should be so? The public as such is completely left out of the discussion process. Can someting be done about this? Five minutes at a public hearing is not sufficient to talk about such decisions. There is a lot of land undeveloped in the Ronald UGN at the present time. Where will the water come from to supply such a large development? From my well? What about fire protection?
4. I strongly urge you to deny this enlargement of the Ronald UGN.

Charles F. Zuksoki
10243 State Road 903
Ronald, WA 98940

August 16, 2006

Susan Barret

From: Mandy Weed on behalf of CDS User
Sent: Friday, August 18, 2006 11:21 AM
To: Joanna F. Valencia; Darryl Piercy; Susan Barret
Subject: FW: Inquiry through County web site

From: Anne [mailto:annelance@comcast.net]
Sent: Friday, August 18, 2006 10:51 AM
To: CDS User
Subject: Inquiry through County web site

Hello, Darryl Piercy,

The American Forest Resources company which holds most of the land in the drainage of the three Teanaway rivers is planning on developing the land into homesites. I own land on the Middle Fork of the Teanaway.

The Teanaway has the potential to be a showcase of carefully planned development. This will be a huge tax asset to the county and compliment the Suncadia development and the city of Cle Elum.

This land is a treasure for wildlife habitat. It is the calving grounds for a herd of elk, and also contains numerous other species.....bears, deer, coyote, spotted owls, wild turkeys, cougar, to mention a few. It is one of the few lowland river drainages that has been left in a wild state. The river itself is a salmon spawning stream with a fish hatchery on the North Fork. It also has some very unusual monolith rock formations and caves.

I believe that if this land is to be developed, it must be done very carefully to protect the resources. I think that the land should be studied to determine how the wildlife use the land and those areas should be left as open space. Fences should not be strung back to back so the wildlife have a hard time getting through. The rivers should have wildlife corridors and no river front homes that would contaminate the water with septic systems and runoff. The unusual rock formations should be protected as parks.

The land has been used for generations by the people of Cle Elum for equestrian and hunting and snowmobiling. This access also needs to be protected with a wide range of designated trails. This trail system will not only provide continued use to the people who live there but will also enhance the property values. Everyone wants to live in an area where there are beautiful places to walk and ride. I would like to see a committee of the people who are familiar with the area to help with the creation of these trails as they would know the most beautiful and special places in which to create them. I would hope that the State of Washington, Kittitas County and private organizations could purchase huge tracts of this land to help preserve

it.

The availability of power and water would be a concern. Dry cabins increase the danger of fire.

The last concern that I have is that of fire. Having houses on dead end streets in the dry pine forest is a death trap for those who live there. I would like to see fire escape dirt access roads for all residents planned into the development.

I think the people of Kittitas County need to be proactive in protecting their beautiful valley from uncontrolled development. This timber company does not have a local interest in the land.....they are owned by a company from the east coast. So far in the past 6 years they have been logging the huge virgin timber aggressively. It is my idea that they are planning on stripping the land of its resource and then selling it. They want to make quick money but we have to live with the results forever.

Thankyou for your time to read this letter.

Ann Fonken

Susan Barret

From: Darryl Piercy
Sent: Monday, August 21, 2006 11:24 AM
To: Susan Barret; Joanna F. Valencia
Subject: FW: for planning commission

See below

-----Original Message-----

From: Shannon M [mailto:summergal65@hotmail.com]
Sent: Monday, August 21, 2006 11:23 AM
To: Darryl Piercy
Subject:

From: Shannon Cernick
To: Kittitas County Planning Commission
Re: Proposed UGN Expansion

I am writing to voice my concerns about the proposed expansion of the Ronald Urban Grown Node. There is no need for such an expansion. The town of Ronald already has 40 remaining hookups for sewer and water from District #2. This is plenty of room for expansion, especially considering that only 3 new homes have been built in Ronald in the past 12 years. Not only is the additional space for building unnecessary, it will also put additional stress on our fire district and police protection, and add additional traffic to the already busy highway 903. The applicant already owns property within the current boundaries of the UGN. It is not necessary to expand these boundaries.

Please vote to deny the proposed expansion.

Thank you.

Sincerely,

Shannon Cernick
191 1st Street,
Ronald509-649-2552

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Susan Barret

From: Darryl Piercy
Sent: Monday, August 21, 2006 11:47 AM
To: Susan Barret; Joanna F. Valencia
Subject: FW: Teanaway Rezone

For the PC record

-----Original Message-----

From: Shannon M [mailto:summergal65@hotmail.com]
Sent: Monday, August 21, 2006 11:46 AM
To: Darryl Piercy
Subject: Teanaway Rezone

To: Kittitas County Planning Commission
From: Shannon Cernick
RE: Teanaway Rezone

Dear Planning Commission:

Last week, my father and I took my daughter and my niece fishing at our favorite holes in the Teanaway. Our family has been visiting the Teanaway for generations to fish, hike, and camp, and relax. Every time we visit, we are awed by the beauty of the rolling farmland and exquisite forests and streams. It is truly a place of beauty. We comment each time that we hope it can always be like this, and not be spoiled as so many other places have been.

When voting on proposed rezones of this sacred area, please take into consideration the feelings of the upper county residents who have enjoyed the Teanaway's natural gifts for generations. Don't divide working farms and forests to create more space for rampant building which will forever suffocate the greatness of the area. Do support the ammendments proposed by RIDGE and others in the upper county, who have put great time and effort into coming up with workable solutions.

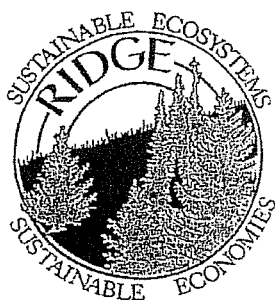
The Upper County is an amazing place, and is loved by many. The Teanaway is especially beautiful and unique. Please vote to protect it from overdevelopment.

Thank you.

Sincerely,

Shannon Cernick
PO Box 1381
Ronald, WA 98940
509-649-2552

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<http://www.live.com/getstarted>



P.O. Box 927
Roslyn, WA 98941

RECEIVED
AUG 21 2006
KITTITAS COUNTY
CDS
August 21, 2006

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

comments regarding proposed 2006 Comprehensive Plan Amendments:

06-18 American Forest Resources LLC, map amendment
approx. 6,256.91 acres
County Commercial Forest to County Rural AND
Commercial Forest to Forest and Range

06-19 American Forest Resources LLC, map amendment
approx. 640 acres
County Commercial Forest to County Rural AND
Commercial Forest to Forest and Range

Sent via e-mail and U.S. Mail

Dear Chair Black and Members of the Planning Commission:

RIDGE requests Kittitas County reject these applications as incomplete for the following reasons:

- * maps that are provided are inadequate to locate parcels, nor to place them in the context of surrounding zoning and land classifications
- * water source for parcels not identified on these applications (First Creek and Teanaway River)
- * unclear that lands in application 16-19 (First Creek) are directly along 970 as stated
- * Both applications explicitly state a request for a zoning change, "County Commercial Forest to County Rural," yet no application or other information regarding such zone changes are part of the documents on file with 06-18 and 06-19.

On page 2 of the County's updated application for Comprehensive Plan Amendments the requirement of concurrent application for both zoning and Comprehensive Plan changes is explicit, "For map amendments and related rezones to be considered together in public hearings, the Request to Rezone application shall be received on or prior to June 30 in the same docket year as the map amendment application."

August 21, 2006

RIDGE
P.O. Box 927
Roslyn, WA 98941

Should these two applications be allowed to move forward although they are incomplete, an EIS should be required on each for the following reasons:

- * The Washington State Environmental Policy Act (SEPA) requires that an environmental impact statement (EIS) shall be prepared for proposals for legislation and other non-exempt actions having a probable significant, adverse impact [RCW 43.21C.031(1)].

- * Scoping for an EIS would allow the public adequate time to comment upon and identify other potential impacts. Probable and obvious adverse environmental impacts include but are not limited to the following:

- * substantially increased traffic and maintenance demands on inadequate county roads
- * increased demand for fire and emergency services
- * increased demand for other public facilities and services
- * increased demands upon the Roslyn-Cle Elum school district
- * increased conflicts between forestry uses and adjacent residential uses
- * loss of public access for hunting and other uses
- * loss of wildlife habitat
- * incorporation of information on geological hazards and/or floodplains
- * increased demands for and competition for water and likely reduced water availability for senior water rights holders in the over-allocated Yakima Basin (approximately 7,000 acres changed from 80 acre to 20 acre potential lot sizes, with a change of use from timber production to rural-residential)
- * negative impacts to agency and cooperatively negotiated agreements and infrastructures that improve wildlife habitat and enhance fish runs in the First Creek and Teanaway River Basins, and therefore the Yakima River Basin
- * reduced public access to public lands

In addition, these two applications for conversion from commercial forestlands to Forest and Range are inappropriate for the following reasons:

- * lack of suitability of lands for conversion
 - topography not suitable for development in many places (slope), possible geological hazards/ floodplains etc. are not evaluated within these applications
 - non-contiguous lands proposed, creating further “edges” of commercial forestland adjacent to future rural development.
- * viability of lands as commercial forestland
 - all lands met the criteria for commercial forestland when designated under ordinance 97- 17 (portions of this ordinance are part of each application).
 - The applicant explicitly states that all other lands owned by American Forest Resources LLC (AFR) are still commercially viable although they are physically further from mills, etc. (part V, A :” In order to preserve the rest of commercial forestlands owned by American Forest Resources....”)
- * These lands meet the Criteria for Forest Land of Long-Term Commercial Significance. To protect the land base for this important industry, the Growth Management Act requires counties to designate conserve forest land of long-term commercial significance.

There are three key criteria for designating forest land of long-term commercial significance:

1. The land is “not already characterized by urban growth” [RCW 36.70A.170(1)(b)].

The lands in these application are currently used as commercial forestland and have no residential development on them.

2. The land is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140. [WAC 365-190-060]

Futurewise is submitting documentation that this is the case.

3. In determining whether the land that can be economically and practically managed for long-term commercial timber production the following factors shall be considered:

(a) The proximity of the land to urban, suburban, and rural settlements;

(b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses;

(c) long-term local economic conditions that affect the ability to manage for timber production; and

(d) the availability of public facilities and services conducive to conversion of forest land to other uses. [RCW 36.70A.030(8)]

Again, the applicant is explicit that adjacent lands also currently categorized as commercial forestlands are economically and practically viable as commercial forestlands, even though such lands are further from the single mill AFR cites as a potential market.

The applicant is incorrect in stating these two applications are consistent with the County’s Planning Goals. In particular they are NOT in keeping with the following GPOs cited by the applicant (from page 33 of Comprehensive Plan, attached as part of these applications):

GPO 2.131 “Commercial forestland should be identified and designated based on operational factors; growing capacity; site productivity and soil composition; surrounding land use; parcel size; and the absence of urban public services.”

These lands meet such identifying criteria (see the previous paragraph re: criteria for designating commercial forestlands).

GPO 2.137 “To encourage the reasonable location, size and configuration of clear cuts so as to minimize their environmental impact and visual effect on adjacent lands and scenic routes, and on the County economic base.”

These lands have recently been significantly cut, so whatever considerations there might have been as to these impacts are now moot.

GPO 2.140 “Land use activities within or adjacent to commercial forest land should be sited and designed to minimize conflicts with forest management and other activities on commercial forest lands.”

Removing these lands from commercial forestland when there have not been such conflicts only increases the likelihood of creating future conflicts, with such a huge conversion to residential use.

GPO 2.142 “Special development standards for access, lot size and configuration, fire protection, forest protection, water supply, and dwelling unit location should be adopted for development within or adjacent to commercial forest lands.”

Such standards should be adopted by the County prior to granting such huge conversion of acreage.

GPO 2.143 “It is the policy of the county to encourage the continuation of commercial forest management by: a. supporting land trades that result in consolidated forest ownerships provided that the best interests of the public are served; and, b. working with forest managers to identify and develop other incentives for continued forestry (Ord. 93-42).”

The County should increase its support of such creative land planning options in addressing all commercial forestlands in Kittitas County, rather than granting spot rezones of huge tracts of commercially viable timberland.

In addition, there are several GPOs that support denying these applications:

GPO 2.1 “The maintenance and enhancement of Kittitas County's natural resource industry base including but not limited to productive timber, agriculture, mineral and energy resources.”

Here is a chance to support such an industry's landbase by denying large-scale spot rezones and reclassifications.

GPO 2.94 “A consideration for all future development should be the adaptability of a proposal to urban water and sewer systems.”

There is no such proposal with these applications.

GPO 2.141 “To explore the possibility of clustering residential developments on adjacent noncommercial forest lands. The open space in clustered development should buffer adjacent forest land from development.”

This is the approach that the County should be pursuing on lands adjacent to currently designation commercial forestland and agricultural lands, rather than granting huge spot reclassifications and rezones.

All of the lands proposed for removal from commercial forestland designation have significant connectivity with adjacent lands also designated as commercial forestland. In fact lands within at least two sections cited in these applications are currently *surrounded* by commercial forestland:

T21/R15 section 34

T21/R16 section 28

As per ordinance 97-17, which the applicant included portions of with each application: “The county does not want to create islands of ‘fingers’ of commercial forest lands...” (page 30 of 97-17).

Ordinance 91-17 provides additional specific criteria to deny these applications. The Washington State Department of Fish and Wildlife is cited within this ordinance (page 33) “...WDF testimony on commercial forest as habitat “larger parcels, rather than smaller parcels” are important.

August 21, 2006

RIDGE
P.O. Box 927
Roslyn, WA 98941

RIDGE reserves the right to comment upon a rezone of these lands, should such an application be filed. RIDGE considers the lack of such concurrency of application at odds with the GMA and the County Comprehensive Plan.

Perhaps the best planning that could occur for these and other lands held by American Forest Resources LLC in Kittitas County would be AFR's withdrawal of these two applications at this time, and instead directing its efforts to a submission of area-appropriate subarea plans that would allow for a thoughtful and cooperative process of land use planning.

Ellie Belew
for RIDGE

PO Box 31
129 Fourth Street
Roslyn, WA 98941
18 August, 2006

Kittitas County Planning Commission
c/o Planning Department
205 W. 5th Avenue
Ellensburg, WA 98926

RECEIVED

AUG 21 2006

RE: Proposed Comprehensive Plan Changes

Kittitas County
CDS

Dear Planning Commissioners:

I am writing to express concerns about proposed changes to Kittitas County's Comprehensive Plan. American Forest Resources' request to rezone almost 7000 acres in the Teanaway Valley forces all of us to look at the big picture. Changing land designation from commercial resource land to Rural Development carries a hidden burden for everyone.

More and more Americans -- city planners, environmentalists, community leaders and residents of urban, suburban and rural areas -- have come to realize that this type of headlong, poorly planned development is not in the long-term interest of taxpayers or our communities. The type of unplanned sprawl resulting from this huge rezone would result in:

Increased Tax Burden --- The costs of providing community services have skyrocketed as homes and businesses spread farther and farther apart, and local governments are forced to provide for widely spaced services. Owners of these dispersed developments seldom pay the full government costs of serving them, forcing the rest of us to subsidize them with higher taxes at the local, state and federal level. Sprawl wastes tax money. It pulls economic resources away from existing communities and spreads them out over sparse developments far away from the core. Taxes subsidize millions of dollars worth of new roads, new water and sewer lines, new schools and increased police and fire protection at the expense of the needs of the core communities.

Increased Air Pollution --- Sprawl increases car and truck traffic, leading to major increases in air pollution and smog. Vehicles are the leading cause of air pollution in many urban areas, and a threat to public and wildlife health.

Increased Water Use and Pollution --- Sprawl increases air pollution, which falls to become water pollution. In addition, urban activities create water pollution directly, through land run-off of construction site erosion, fuel spills, oil leaks, paint spills, lawn chemicals, and pet wastes. Sprawled, low-density development produces more than its share of this runoff. In addition, more water is consumed for lawn watering and other landscape activities, straining local water supply systems. In Eastern Washington, urban

sprawl increases water demand at the expense of water right holders.

Increased Energy Consumption --- At a time when we desperately need to reduce our energy use, sprawled developments increase our energy consumption per person, for increased gasoline, home heating, and electricity use.

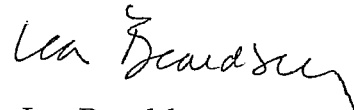
Tourism Industry Damage --- As human developments sprawl into the countryside and wildlife habitat shrinks, we're rapidly losing the scenic qualities that attract tourists to our region. The Teanaway Valley is a prime recreational/tourism destination in Washington. Changing the valley's nature will have direct adverse economic impacts in Kittitas County where the recreational tourism industry provides hundreds of thousands of dollars per year.

Loss of resource land --- We're chewing up farms and commercial timberlands at an alarming rate across the U.S. This loss reduces our ability to grow food, fiber and timber. In many areas, urban development pressure and increased property taxes are forcing farmers out of business. They often sell their farms for housing developments, to provide financial security for their retirement.

Loss of Wildlife Habitat --- Wild forests, meadows, and wetlands are also disappearing, replaced by pavement, buildings and sterile urban landscaping. The remaining habitat is smaller, degraded and more fragmented, making survival of certain wildlife species very difficult as they try to reach breeding ponds, hibernation sites, feeding locations, or to establish viable nesting areas. The Teanaway Valley provides some of Kittitas County's most valuable habitat.

I urge Kittitas County's Planning Commission to seriously study the consequences of rezoning American Forest Resources lands. Do not expand county Urban Growth areas until the County *proves* it is necessary. County residents deserve wisely planned growth driven by population demands, not by short-term economic benefits to landowners and developers.

Sincerely,



Lea Beardsley

PO Box 31
129 Fourth Street
Roslyn, WA 98941
18 August, 2006

Kittitas County Planning Commission
c/o Planning Department
205 W. 5th Avenue
Ellensburg, WA 98926

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Sincerely,



Lea Beardsley