

Upper Kittitas County Vision Plan

Prepared for the Kittitas County Conference of Governments

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**Regional Land Use Advisory Committee
Sub-Committee of the Conference of Governments**

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Kittitas County Conference of Governments

Dear Members:

When the Conference of Governments (COG) opened its discussion on planning, zoning and the pending review of the Kittitas County Comprehensive Plan Amendment in 2006, it created the opportunity to form a citizen's group called the Regional Land Use Advisory Committee. The members were both excited and apprehensive. This Committee has taken the task of forming a Vision Statement very seriously and have conducted internal questions and concerns of ourselves, our consultant, and have held a series of public meetings. The Regional Land Use Advisory Committee has attempted to reach decisions by consensus and truly reflect the input received at the public meetings. However, the complexity of the issues is reflected in the fact that not all committee members agree with the content and level of specificity of the key recommendations.

Upper Kittitas County's roots are solidly based in a long-time, rich tradition of a stable population and have been, for many generations, engaged in resource activities: farming, timber and mining. The recent upheaval of private timber land sales has created a concern regarding the future of the lands when compared to the past. The new "upper" county is changing dramatically. State population is growing at an alarming rate and I-90 is bringing nearly 30,000 vehicles through our county daily. Two main factors that contribute to increased growth and traffic are the computer age, which allows maximum flexibility for home employment, and we are a short commute from the most populated area in the State of Washington.

The rapid growth creating these realities has shown a "chaos" for traditional citizen views and visions. Sir Isaac Newton's Law speaks to part of this: "For every action there is an equal and opposite reaction." This is as true for society as it is for science. Rapid change is threatening when there is no apparent plan or vision for the future.

Our process clearly has shown us that there are many distinct "neighborhoods" or "communities" in the Upper County that have widely differing values and beliefs. This has shown us that there will not be a "one size fits all" solution to planning as we transition to new land uses. Rather, there will ultimately be a series of visions that will generate a wide-ranging mosaic of land use patterns. The key to this will need to be localized planning efforts involving those communities, be it Easton, Teanaway or Peoh Point. The Committee believes this process will take time and effort, and will need to be collaborative and contain incentives, not just generate regulations and restrictions. The key will be a strong public process and full disclosure on all sides.

Everyone recognizes that growth is necessary and change is inevitable, but that change must be managed and deliberate. The Regional Land Use Advisory Committee was asked if they really had a vision or a plan. We believe this Vision Plan is the beginning, thanks to your support, in allowing the Committee to listen to public concerns and issues. The longest journey starts with one small step. Our real vision is that the community can shape a future as great as the legacy of the Upper County.

Our Committee now forwards the Vision Plan and public input with our recommendations to the Conference of Governments. The Committee would like to express our thanks and appreciation to the Conference of Governments for allowing us this opportunity to express our gratitude to Lisa Parks, Alliance Consulting and her staff, Lorna Kenny, Board Clerk, Jan Sharar, KC Staff Planner and the Planning Staff for all their effort and support. A special thanks to everyone who took time to attend the public meetings and to make comments available.

The Regional Land Use Advisory Committee would like to offer our continued support as we undertake the long-term planning process in Kittitas County.

Sincerely,

The Regional Land Use Advisory Committee

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Introduction

I. Purpose

a. Overall...

A community's vision should be the foundation for the development of comprehensive plan goals and policies for the local governments that are charged with implementing that vision. A Vision Plan is one tool that can be used to paint a picture of a community's desired future, expressing the hopes and aspirations of the citizens within that community. With a clear and concise description of the community's vision, better decisions and actions can be made and taken to ensure that the desired future outcome is achieved.

The purpose of the Upper Kittitas County Vision Plan is to describe what the citizens in the Upper County see as important qualities in their area that need to be preserved and maintained over the course of time. The Vision Plan is the first step in the overall continuous planning process for both the County and its cities. This Vision is intended to be the foundation upon which comprehensive plans and development regulations covering the Upper County are structured. This Plan serves as the guide for both long-term and short-term decisions made at the City and County levels. The foundation statements and key recommendations described in this Vision Plan should be referenced for guidance and direction when local officials are establishing policies or considering proposals. This will ensure that the needs and desires of the Upper County communities are taken into account and that the Upper Kittitas County area grows and develops through a better decision making process.

The first three sections of this document are the most substantive as it regards the vision planning process and identifying the tools with which to implement the Vision. The Introduction provides information on the background and conception of the Regional Land Use Committee that performed the work on this Plan. The second section describes the public process, where local residents were given the opportunity to freely express their opinions and views regarding important emerging issues. The information gathered from that process was reviewed and incorporated into the substance of this Vision Plan within the Foundation Statements and Key Recommendations.

The Next Steps section is a critical component of this document and will ultimately determine the success of this visioning exercise. It is in this section where specific instructions are provided that will assure the needs and desires of the Upper Kittitas communities are incorporated into local government planning if followed. As the Vision Plan is the first step, the next step is for each community to develop its own comprehensive land use plan. The visioning process clearly documented the need for Kittitas County to continue its comprehensive land use planning process through sub-area planning.

The Appendices document the material gathered from the public and is the un-synthesized information that provides the basis for the Vision Plan.

b. Coordination of County, City and Community Comprehensive Plans...

“The legislature finds that ... It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.” RCW 36.70A.010

Within the context of planning under the Growth Management Act, intergovernmental coordination and cooperation is seen as a paramount feature. Section 36.70A.100 RCW states:

“The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues.”

Because many components of the growth and development of a community overlap political and jurisdictional boundaries, it is vital that there is a coordinated process among adjoining jurisdictions to address these issues. Transportation facilities, critical areas, utilities and capital facilities are examples of items making up our communities, the planning for which cannot be done in isolation: the decisions made in the City of Cle Elum or the City of South Cle Elum regarding transportation facilities have the potential to affect not only each of the cities, but also Kittitas County. Through coordination and consistency, each jurisdiction gains benefit through economies of scale achieved when pooling resources, lowering unit costs and avoiding duplication of tasks. The primary, underlying purpose to coordination and consistency is to provide a predictable atmosphere for the development community, as well as the respective local governments: knowing what is expected from them upfront provides valuable costs savings to land developers.

To further the practice and implementation of the ideas behind coordination and consistency, the GMA requires Counties and their cities to have developed and adopted county-wide planning policies. These policies are to be the framework for the development of city and county comprehensive plans. The topics required to be covered in the county-wide planning policies include such things as implementing urban growth boundaries, promoting the orderly provision of urban services into developing areas, providing for county-wide transportation and affordable housing, and to encourage county-wide economic development.

Another tool for ensuring coordination and consistency is through a detailed Vision Plan, as is presented in this document. Where the county-wide planning policies are a plan for how local governments will coordinate, a Vision Plan, crafted through an intense public process, is a statement by the citizens about how they would like growth and development to occur in their area. By considering and implementing the key recommendations provided later in this document, as well as adhering to the foundation statements, each of the local governments in the Upper County will be helping to realize the vision voiced by the citizens of this community.

2. Process

a. Regional Land Use Committee...

In the late summer and fall of 2004, in response to a considerable amount of citizen concern related to rapid growth and development in the Upper County area, the Kittitas County Conference of Governments (COG) determined that it was important to form a citizen's advisory committee. This citizen's committee, titled the Regional Land Use Committee, and made up of citizens with diverse interests and from different areas of the Upper County, was created to influence and guide the future amendment of comprehensive plans. To assist and facilitate the process of amending comprehensive plans, the COG received a grant from the Washington State Department of Community, Trade and Economic Development (CTED), Growth Management Services, to create a draft Vision Plan for the Upper County area.

The Regional Land Use Committee was the driving force behind the Vision Plan. As a group, they interviewed and selected a consultant to implement the grant from CTED, reviewing, revising and approving a scope of work that included public meetings, outreach and questionnaires, in addition to their committee meetings. Based on detailed input and reviews the Committee crafted the format for the public meetings, the flyers announcing those meetings, as well as creating the questionnaire that was extensively distributed to gather input. Committee members generated information and interest in the meetings, as well as in the overall process, and can be credited with the extensive degree of public participation that went into the development of the Vision Plan.

b. Community Meetings...

The key component to the drafting of this Vision Plan is the public participation that occurred to direct the general outcomes and key recommendations. This participation occurred in two main ways: through community outreach meetings and through a questionnaire that was distributed both at these meetings as well as through a number of other sources. Four community outreach meetings were held throughout the Upper County Area during the last two weeks in March, 2005. The meetings were all very well attended, with a total of approximately 152 residents participating, as seen in the table below:

March 21, 2005 Ronald Community Club	33 people
March 24, 2005 Easton School	42 people
March 30, 2005 Cle Elum USFS Meeting Room	64 people
March 31, 2005 Hyak Lodge Snoqualmie Pass	13 people

At these meetings, the participants were asked two main questions: What do you believe are your community's positive qualities? What do you believe are potential threats to those positive qualities in the future? Through both of these avenues (meetings and questionnaire), a significant amount of information was generated about how the Upper County residents feel about growth and development in their communities.

Community Outreach Meetings- The Foundation

I. Overview

The community outreach meetings were very successful from a number of different standpoints. The attendance can be characterized as outstanding: in many jurisdictions, it is difficult to get people interested in talking about issues that don't seem immediate or pressing. Additionally, the amount and quality of input received at each of the meetings was substantial, making the Committee's work crafting detailed key recommendations that much easier.

The success of these meetings is directly attributable to the support and cooperation from a number of different sources, particularly in providing notice of the meetings. Committee members, the County, the Cities as well as the three newspapers covering the Upper County area all assisted in printing, copying and distributing the flyers so a wider audience was reached, at a relatively low cost.

The following sections describe both common themes that were identified at the different meetings, as well as identifying issues that were particular to each area (detailed documentation of input is included in the appendices). This information, in conjunction with the information contained in the questionnaires, is the basis for the foundation statements and key recommendations that constitute the substance of the Vision Plan presented later.

2. Outcomes

a. General...

The high turnout at each of the community meetings was reflective of the Upper County's one hundred fifty plus year tradition of self-sufficiency and independence. Though each community involved in this visioning exercise is distinct and separate, certain similar experiences yielded common themes and concerns from each of the public forums. The following topics were consistently articulated in each community of Upper Kittitas County:

- A great appreciation for the natural environment;
- Enjoyment of the proximity and access to many recreational opportunities;
- A deep concern that the desirable features that make up the region are threatened by rampant and unchecked development;
- A perception that county and city officials are resistant to planning and related activities such as establishing policies and regulations; implementing existing environmental review requirements; and assessing cumulative impacts prior to land use decisions;
- A strong desire to protect the diverse natural resources, wildlife and natural amenities of the area;
- A wish to engage the local governments in cooperative sub-area planning, to meet the diverse and distinct needs of the Upper County;
- There is a recognition that growth will occur. There is a preference that new growth be "Smart Growth". Proposed developments must demonstrate that responsible, well planned

development will balance the needs of existing residents with those of the new developments;

- A tangible connection to local histories and traditions;
- A solid sense of community.

Rather than waiting until the features that make up the quality living in the Upper County disappear, (they do not have to look very far down the road to understand how easily it can be lost) the residents have conjured up the pioneer spirit of cooperation and a "get 'er done" attitude. They are determined to preserve the clean air and water, the outdoor recreational opportunities, all of which embodies the rural character of the county, and even the dark night skies.

The Upper County residents envision a future that accommodates all of its residents through well thought-out planning. Planning that identifies the amount of growth and the rate of growth that can be sustained by the Upper Kittitas environments. The plans will also project deficiencies in capital facilities before they are made deficient by rapid development. The goal is to achieve a balance between growth and development with the community's values of rural character and the tradition of independence.

In addition to the above concerns found to be common throughout the region, communities identified issues that were of particular concern within sub-areas.

b. Ronald/Roslyn: March 21, 2005 - Thirty three persons in attendance.

Unique Outcomes...

- Residents in the Ronald/Roslyn communities noted that subdivisions were being developed well in advance of the need for additional housing and the availability of jobs;
- The community expressed concerns that new subdivisions are gaining approval without analysis and determination that the existing infrastructure will adequately support the development;
- Protection of private property rights are a high priority.

c. Easton: March 24, 2005 - Forty two persons in attendance.

Unique Outcomes...

- The Easton area currently enjoys a supply of clean water that meets its drinking and fire suppression needs. There is concern that should growth rates continue, the water supply will be degraded, threatening the community's health and safety;
- The community values the open space and treed areas between neighbors and would like to retain this large-lot residential development pattern consistent with a rural area;
- Preserve the rural character of the land;
- Protect wildlife.

d. Cle Elum: March 30, 2005 - Sixty four persons in attendance

Unique Outcomes...

- The Yakima River plays a vital role in Cle Elum. The community is interested in preserving it and the amenities that go along with it.

- Cle Elum wishes to retain the commercial services that meet local needs while discouraging the large national chain retail stores.
- There's a significant increase in the number of exempt wells and septic systems to support residential development. As there appears to be no limitations to this type of development the aquifer continues to be at risk of exposure to contamination.
- The inevitable growth will continue to strain the road system that is functioning at capacity.
- The Cle Elum residents support exploring public forms of transportation and energy to accommodate future growth.
- Preserve public access to trails, trail heads, and other recreation opportunities in the face of new development.
- The community has a strong sense of its history

e. Snoqualmie Pass: March 31, 2005 - Thirteen persons in attendance.

Unique Outcomes...

- Snoqualmie pass enjoys a unique position located in close proximity to metro King County and rural Kittitas County, enjoying both urban and rural amenities.
- While higher densities in other parts of the Upper County have increased discomfort levels, in the Snoqualmie Pass area, the planned neighborhoods have contributed to an increased sense of community.
- A favorite winter playground, Snoqualmie endures a slower economy during the rest of the year. This imbalance contributes to the need for affordable housing, year round employment and more diversity in the economic structure.
- Accommodations need to be made for commercial services and truck traffic, and additional facilities for community needs.
- The community maintains a strong sense of history, and connection to the past.
- This area has examples of appropriate clustered housing and ski resort development.
- Businesses support development of water and sewer systems.

3. Questionnaire Summaries

Another important tool for recording residents' input was a community questionnaire that asked a series of questions related to existing and future growth and development. A copy of the actual Community Questionnaire and complete summary of the results can be found in the Appendices; however the following is a brief review.

Questions one through four were related to location of residence of participants. Ninety four responses indicated they were full time residents of the County, while five were not. Thirty one responded they lived within an incorporated city: Cle Elum (7), Roslyn (20), Ellensburg (4), while 70 participants responded they were not located within an incorporated city.

Survey Question # 5 asked about the overall feeling of the rate of growth and development. Seventy respondents indicated that the rate of growth was too much, while fifteen indicated that the overall growth rate was just right.

Survey Question # 6 asked what type of land uses were important to have in the Upper County. The top five were:

1. Recreational Activities
2. Wildlife habitat areas
3. Parks
4. Forestry /logging*
4. Rangeland*
4. Rural Residential*
5. Tourist facilities

*These land uses tied in the count.

Survey Question # 7 asked participants to list three things they value most about the Upper County. This open ended question yielded an array of comments, some of the most often cited included:

- Wildlife and amenities related to the natural environment
- Rural atmosphere
- Recreation

Survey Question # 8 asked participants to list three things that may threaten the quality of life in the Upper County. Some of the most often cited issues included:

- Uncontrolled/unplanned growth
- Traffic congestion
- Crime

Question # 9 listed 17 statements related to future growth and development. Participants were asked to rank the statements in order of most importance.

The top six were as follows:

1. Safeguard wildlife areas and corridors.
2. Protect the area's "Dark Skies" from sky glow/light pollution.
3. Preserve areas for forest resource activities.*
3. Preserve important view sheds.*
4. Preserve areas for agricultural activities, including small acreage lifestyles and animal keeping.
5. Preserve and expand public trail recreation access to areas with significant natural features.
6. Protect private property rights.

*These issues tied in the count.

Page four of the survey provided an opportunity for participants to share other thoughts in a narrative. In general, the statements supported the priorities listed in the other survey questions. Essentially there is concern about the way growth and development is occurring in the Upper Kittitas County. There is an uncertainty as to whether or not the growth can be accommodated by the available existing services, especially water. Many expressed a desire to find solutions to the issues, and provided suggestions.

Community Direction

I. Foundation Statements

Based on the input received from the many participants in the community outreach meetings and the questionnaires, the following statements are intended to provide a clear, concise record of the fundamental quality of life values found in the Upper County area. These are statements of core values that must be maintained as the County and its cities implement policies and regulations to guide future growth and development.

a. Rural Character...

The people of Upper Kittitas County value the existing qualities of the rural environment. The treasured rural characteristics are first recognized by the dominance of the natural environment over the built environment. The result is areas for human coexistence with wildlife and opportunities for outdoor activities and recreation. The rural environment has naturally clean water and fresh air; the amount of industrial development is light to non-existent. The land is sparsely populated and the traffic, with few exceptions, is light and neighborly. The open spaces, forested areas, and spectacular views (day and night) of the rural environment produce a sense of awe in the observer.

There is strong support for maintaining wildlife habitat and migration routes as well as maintaining access to and opportunities for outdoor recreation such as trails, hunting, gathering and fishing. As development policies are created or amended, consideration must be given to the impacts on wildlife, habitat, and water quality and availability. Policies should preserve, enhance and protect the quality of the existing rural environment and its rural character without infringing on private property rights.

Kittitas County officials are enthusiastically urged to be proactive on this issue. A number of private organizations¹ seek areas to establish land conservation opportunities. Acquiring a partner with expertise in designating the areas that should be preserved in the natural environment would be extremely valuable and advance retention of the desired rural character of the region.

Additionally, the County and cities should correlate the comprehensive plan land use designations map with the implementing zoning map. This will ensure greater predictability with respect to potential impacts of future development, allowing decisions to be based on sound planning principals and in consideration of a particular area's infrastructure and physical features. Re-designation of lands, either uses or density, will then be required to be reviewed through the comprehensive plan amendment process, once a year, allowing for a greater level of analysis of the cumulative impacts of all proposed re-designations/rezones, and a greater degree of public involvement.

¹ Organizations such as the Rocky Mountain Elk Foundation, Mule Deer, Ducks Unlimited, Alpine Lakes, and Cascade Agenda are a few that have been successful in identifying and promoting land conservation.

b. Public Involvement...

The people of Upper Kittitas County expect to be involved in development of land use policies and decisions. They see the need for development standards to be implemented in order to accommodate the inevitable growth. By involving the public when developing standards and policies, conflicts will be addressed early on in the development process. Local governments are charged with keeping the Upper Kittitas County residents apprised of proposals and actions that may affect the quality of life. Historically, the people of Upper Kittitas have been engaged stewards of the region. The Upper County was built on the traditions of public service and civic responsibility. Given the proper information and notification, the people of Upper Kittitas County will responsibly participate in decisions that may permanently affect the quality of the developed and natural environment.

c. Forest Resources...

Forested lands are a valuable asset to the County. They protect watersheds as well as providing jobs, wildlife habitat and numerous opportunities for recreation activities, all of which contribute to the quality of living that County residents appreciate. Visitors and residents of Upper Kittitas County have historically enjoyed access to public recreation areas and wish to maintain this feature. The potential still exists for forested lands to be commercially viable in the future. Comprehensive Plan amendments to rezone forests should be discouraged. These lands need to be recognized as the valuable resource that they are, not land available for development.

d. Sub-area Planning...

The vision and desires of the people of Upper Kittitas County are as diverse as its terrain, which transitions from mountains to valleys. Applying a single vision to this diversity will be effective only to a degree and in generalities. There are differences in the values and expectations of future land uses in the various areas of the Upper County. For example, the people in the Snoqualmie Pass area appreciate their proximity to Metro King County and view their rural area as a small town community. Nearby Easton on the other hand, values its rural character as realized through the spaciousness and large lots of the current land development pattern. In order to create a real vision for the Upper County, the County needs to cultivate public involvement and visioning by developing and adopting sub-area plans within distinct areas. The first step in implementing sub-area planning is to establish committees within the sub-areas and have them review the existing sub-area plans that were drafted in the 1990's but not officially adopted.

e. Prepare for Growth...

Development should be analyzed for the overall impact to the carrying capacity of the natural and built environments. Existing non-project actions should be evaluated for impacts to these environments prior to any approval for actual development. The County needs to implement a variety of financial tools, such as SEPA mitigation and/or impact fees, to ensure growth pays for growth's impacts. The County can improve development review and the fiscal impact on capital facilities and services, transportation infrastructure and natural and environmental resources by requiring a higher exemption level for subdivisions of land than the current twenty acres.

2. Key Recommendations

Building on the Foundation Statements, the following are specific recommendations for ways to forward the intent of the Foundation Statements. Many of the important issues identified in the Vision Plan are interconnected between categories. Just because one topic may be identified under a particular subject title, it should not be viewed as applicable to only that subject title.

a. Public Involvement...

Kittitas County officials need to be more progressive in meeting public notice requirements. When opportunities are available for public comment on proposals and decisions, Kittitas County can go beyond the minimum state requirements for public notification. In turn, Upper County residents with an interest in land use planning and development need to be cognizant of the established procedures for public notice and proposing amendments.

The following are essential public involvement tools that Kittitas County can implement immediately:

- Post property that is subject to a land use application:
 - Use a minimum size sign of 16 sq ft;
 - Include public hearing date on posting;
 - Post all sides of property that front a public right of way;
 - Minimum two signs per parcel larger than one acre;
 - Include contact name for specific information;
 - Require sign to be erected upon issuance of Notice of Application;
- Give written notice to property owners within 500' of property subject to proposal.
- For non-project actions, issue press releases (in addition to required legal notices) to all local print and broadcast media. Use the press release as a tool to educate the public on how the non-project action will change allowable uses.
- Publish legal notice in Upper County newspaper as well as newspaper of record.
- Hold public hearings in the Upper County when a proposal is located in the Upper County;
- Keep the website up-to-date, and include pending actions, Notice of Applications issued, SEPA review distribution;
- Provide weekly email notification (per request) of Notice of Applications issued and receipt of request for non-project action;
- Increase developer fees as applicable to cover costs of improved public notification.
- Designate an Upper County location where residents will be able to review project and proposal files.
- Write notices that are clear, concise and easily understood.
- Revise the administration of the current SEPA review process. Improve the analysis regarding the probable impact a proposal may have on the environment.

b. Land Use...

Changes occurring in all categories of land uses and the permanent effects to the built and natural environments are of great concern in Upper Kittitas County. More advanced levels of

analysis need to be implemented to address the increasingly complex issues with proposed development.

- Residential ~

Encourage higher density residential development to locate in Urban Growth Areas.

Base the amount of land designated for residential use on the amount needed to accommodate the County's rural share of population growth;

- Update the County population growth projections and allocations;
- Inventory existing land available for residential use and determine the amount of additional population that can be served;
- Designate residential lands in a way that preserves useful and contiguous open space, wildlife migration routes and habitat;
- Implement development incentives to foster open space preservation through:
 - o Density bonuses leading to open space preservation.
 - o Cluster development preserving usable open space.
 - o Incorporate critical areas into preserved areas.
 - o Use of conservation easements to maintain open space in perpetuity.
 - o Transfer of development rights.
 - o Agriculture and Forest land protection programs.
- Implement impact fees and other mitigation tools to ensure growth and new development pays for itself.

- Commercial/Industrial ~

Unless associated with resource lands, commercial and industrial lands are assumed to be urban in character. Commercial developments are particularly onerous as far as dispersing light pollution.

- Ensure that an adequate supply of commercial and industrial land is designated county-wide.
- Create development standards for commercial areas that:
 - o Minimize artificial lighting in commercial and industrial areas;
 - o Direct artificial lighting downward;
 - o Develop light standards that encourage shared parking and paved areas;
 - o Preserve natural drainages;
 - o Encourages natural landscaping and screening;
- Designate commercial and industrial lands within Urban Growth Areas and Urban Growth Nodes.

- Resource lands ~

The rich natural resources have historically been the lifeblood of Upper Kittitas County. Beyond timber and wood products production, resource lands support watersheds, wildlife habitat, recreation opportunities and more, as discussed earlier.

- Land use practices should secure the sustainability of these resources for future economic benefit.
- Forest lands should be designated at a minimum of 80 acres, and preserved in as much volume as possible.

- Encourage and implement incentives to discourage forest and agricultural lands out of resource designations. Resource lands should be held in perpetuity and available for resource uses.
- Provide incentives to property owners to develop land conservation areas.

- **Rural Areas ~**

In the Upper County, the rural areas are where life happens. In other regions, rural areas are typically referred to as "left over lands"; the lands that are not designated for urban growth, resource lands or critical areas. The Upper County residents are adamantly determined to preserve their rural lifestyle. In order to achieve this, the following is recommended:

- Create development standards that permit clustering of building sites. The purpose of clustering is to retain large areas of open space, in perpetuity, to accommodate wildlife corridors and migration routes.
- Refine the county-wide rural residential designation so that it does not create urban or rural sprawl that is overwhelming the rural character of the Upper Kittitas County.
- Balance the designation of residential lands with the projected population distribution so that concentrations of population move from primarily rural to primarily urban county-wide.
- Recognize and address the impacts of second home development on rural areas during the required 2006 comprehensive plan/development regulation update process.

- **Critical Areas ~**

Critical Areas such as wildlife corridors and habitat, wetlands, flood plains, aquifer recharge and geological hazardous areas are vital components of the functioning ecosystem. Development standards regarding critical areas should be crafted to protect and retain these mechanisms.

- Identify and map all types of critical areas including flood hazards, wetlands, aquifer recharge areas, geologically hazardous areas and fish and wildlife habitat.
- Review update, and implement critical area regulations for all types of the critical areas listed above.
- Protection and preservation of wildlife and its habitat tops the priority list for Upper Kittitas residents.

c. Housing...

Rural areas are prime targets for the second home and the high end housing market. While a certain amount of this is desirable, housing policies and residential land designations should promote housing that is affordable to all income levels.

- In particular, consideration needs to be given to employees of recreation and tourism industries. These are growth industries in Upper Kittitas County that produce a number of low to moderate income jobs. Land use, housing, and transportation policies need to consider the income potential of residents employed by these and other service sector industries.
- Policies that encourage affordable housing dispersed throughout the community, rather than clustered in specific neighborhoods. Density bonuses are a common tool used to achieve this goal.

d. Transportation...

The current transportation system is inadequate to accommodate recent developments and approved subdivisions that have yet to be developed. In order to avoid common urban traffic issues; steps must be taken now to require new development to pay for its fair share of impacts to the transportation system.

- Develop standards that require impact fees or other means of requiring new development to pay for its impact on the transportation system.
- Assure that an adequate road system is in place before permitting new development.
- Provide avenues and amenities for non-motorized modes of transportation. This may include:
 - Improvements to street lighting, assuring that lights are down lit.
 - Designating and constructing walking and biking trails.
 - Decrease the number of egress and ingress lanes on the highway.
- Determine current level of service for arterials. Compare to adopted level of service to determine breadth of deficiencies.
- Revive passenger rail service to improve transportation options and tourism.

e. Utilities and Capital Facilities...

Include utility and capital facilities planning that:

- Facilitates the development of all utilities at the appropriate levels of service to accommodate projected growth;
- Identifies service boundaries within which utility services will be provided;
- Encourages infilling of areas already served by utilities;
- Addresses the proliferation of exempt wells and on-site septic systems;
- Inventories existing lots with rights to install exempt wells.
- Coordinates future water system planning with the comprehensive plan of the city, county and other planning efforts pertaining to land use, other utilities and other community facilities.
- Ensures Kittitas County undertakes watershed planning, including an inventory of the aquifer.
- Revises water policy to require more substantial proof of potable water before subdivision approval.
- Ensures that capital facility planning is consistent with the comprehensive plan;
- Ensures that the location and design of capital facilities creates minimal adverse impacts on the surrounding land use;
- Provides that capital facilities are in place, or can be in place at the time of development;
- Ensures that new development does not lower the level of service standard for capital facilities.
- Seeks efficiencies through coordinated planning among local city and county governments and special purpose, junior taxing districts.

f. Recreation...

Opportunities for and access to outdoor recreation are the foundation of life as well as economic drivers in Upper Kittitas County. Non-consumptive recreation is an essential component of the Upper County's future. Officials must be active players in identifying,

promoting, and preserving these opportunities. Creative or standard tools such as mitigation or purchasing as necessary, can be used to offset the increased negative impact development is having on the public's ability to access outdoor recreation areas.

- Local city and county governments must identify corridors and trails where the public will continue to have access to recreation facilities.
- The County should permit commercial recreation facilities through a Conditional Use Permit process. The purpose is to insure site specific evaluation is complete and that impacts of the specific development are addressed.
- Local jurisdictions can ensure the public continues to have access to public lands by identifying, mapping, and signing the access points.

g. Economic Development...

Policies regarding economic development should be geared to developing a sustainable economy². The natural beauty and features of the area are building blocks on which to establish and expand the region's tourism and outdoor recreation industries. Implementation of well-thought-out plans will protect these very qualities at risk of being overused.

- Communities and region-wide organizations must actively work together to promote the area.
- Efforts must be made to seek complementing industries to balance and diversify the local economy.

h. Aesthetics...

Development regulations must be implemented that will preserve the natural outdoor assets that the people of the Upper County so value.

- Maintain rural character by limiting building heights.
- Preserve the dark night skies through the development of standards for neighbour-friendly lighting, reducing up lighting in the Upper County.
- Provide education about lighting options.
- Reduce the visual impact of parking facilities.
- Empower code enforcement efforts; assign authority and resources especially for removing hazards caused by dilapidated buildings and abandoned vehicles, numerous inoperable/unlicensed vehicles (including cars, trucks, boats, RV's, trailers) in open storage in residential areas.

i. State Environmental Policy Act/Growth Management Act

County and City officials must use SEPA to its fullest potential. SEPA is designed to carry the substantive authority to mitigate issues and potential negative impacts to the environment that may not already be covered by specific local regulations. The Growth Management Act also provides the authority for local governments to establish land use designations and resolve issues at a non-project level. Through implementation of the tenants of GMA - critical areas

² The goal of community sustainability is to establish local economies that are economically viable, environmentally sound and socially responsible. Achieving this goal requires participation from all sectors of the community, both to determine community needs and to identify and implement innovative and appropriate solutions. Source: Sustainable Communities Network

identification and protection, comprehensive planning based on projected growth, adoption of development regulations that are consistent with the comprehensive plans - much of the animosity and ill will that has developed with recent land use activity will be improved.

- Assure Comprehensive Plan Maps and Zoning Maps are consistent, with a one-to-one correlation between land use designations and zoning districts.
- Review existing land use patterns and systems and designate appropriate land use and zoning categories that are respectful of those existing patterns.
- Implement SEPA throughout the planning process to ensure all impacts to the natural and built environments are adequately addressed at each level.

Next Steps - Where do we go from here?

Each member of the Regional Land Use Advisory Committee (RLUAC) brought their own perspective and motivation to the process, however, each also came with a common concern—the future of land use decisions and the impacts on their homes. Each also wanted to insure that this Vision Plan is not added to the stack of previous planning exercises that have no teeth or the political will to be implemented and put into place. To that end, the RLUAC recommends the Kittitas County Conference of Governments, and the representative local governments implement the following strategies:

- COG must officially adopt and recognize the Vision Plan as the guiding document for future planning in the Upper County area. Additionally, the COG representatives from the Upper County area should present the Vision Plan to their respective jurisdictions with a strong recommendation that each of those local governments officially adopt and ratify the Vision Plan as the guiding document for future planning in the Upper County area.
- Appoint the RLUAC as a standing committee of the COG with at least these initial, specific tasks:
 - Encourage Upper County local governments to appoint RLUAC members to actively participate in the review and update of their comprehensive plans and development regulations, particularly during the 2006 process. This will help the local governments to include the Vision Plan in their process, and the RLUAC members can periodically meet to discuss how implementation of the Vision Plan is progressing.
 - The RLUAC will develop reports on implementation of the Vision Plan. It is their intent to keep the Vision Plan alive and in the forefront of the public, media, and especially the decision makers.
 - The County needs to promote regional public involvement and visioning by reviewing existing draft sub-area plans and update as necessary. The RLUAC is committed to supporting this process.
- Certain elements of the Vision Plan can be implemented in advance of the 2006 comprehensive plan review and update cycle. COG should recommend that Kittitas County consider policies and regulations during the 2005 amendment cycle to address issues that were highly supported among all of the communities, both during the public meetings and on the survey results:
 - Adopt development standards that will protect the dark night skies;
 - Implement policies and incentives that will protect wildlife habitat and corridors;
 - Adopt expanded notification requirements as recommended in this document;
 - Perform cumulative impact assessments on non-project actions, especially in consideration of water issues.

Immediate action should be taken to ensure these priority quality of life issues are not further degraded.

Appendices

Flyers

Input from Community Meetings

Questionnaire

Summary of Questionnaire results

Other Public Comments

Your input is needed! Please plan to attend one of the meetings!

Future Development in Upper Kittitas County... Tell Us What You Think!

The Kittitas County Conference of Governments (COG) has appointed a Land Use Citizen's Advisory Committee to develop a Vision Plan for the Upper County area. This Vision Plan will help guide future comprehensive plan amendments at both the City and County levels. **Your comments, opinions and concerns about what type, how, when and where future growth and development will occur are vital** to helping the Citizen's Committee complete their assignment. For your convenience, **four public outreach meetings** have been scheduled throughout the Upper County area for the last two weeks in March. The meeting dates, times and locations are listed below, and **the Citizen's Committee would very much like for you to take a small part of your valuable time to help shape the future of the Upper County area!** For more information you can call or e-mail Lorna Kenny at Kittitas County Community Development Services * 509-962-7506 * lorna@co.kittitas.wa.us or Lisa Parks at Alliance Consulting Group * 509-886-3265 * acgplan@nwi.net.

TELL US WHAT YOU THINK!

- **Monday, March 21, 2005 * 6:30 pm * Ronald Community Club, 3rd Street, Ronald**
- **Thursday, March 24, 2005 * 6:30 pm * Easton School, 1893 Railroad Street, Easton**
- **Wednesday, March 30, 2005 * 6:30 pm * USFS Meeting Room, 803-1/2 West 2nd, Cle Elum**
- **Thursday, March 31, 2005 * 6:30 pm * Hyak Lodge, 370 Keechelus Boat Launch Road, Snoqualmie Pass**



RAILROAD STREET, ROSLYN, WASH.

PH. BY A. STOVEN

Your input is needed to review a draft
Vision Plan for Upper Kittitas County!

A Draft Vision Plan For Upper Kittitas County Is Ready for Comment!

The Regional Land Use Committee appointed by the Kittitas County Conference of Governments (COG) would like to invite you to take part in a **public meeting to review and discuss their draft Vision Plan for Upper Kittitas County**. During the month of March, this Committee sponsored four public outreach meetings to get input from the community about the future of the Upper County area. Based in large part on these meetings, the Committee has developed a draft Vision Plan that they would now like the community to review and comment on. To that end, a public meeting has been scheduled to present the draft Vision Plan and to receive your input on that draft. For more information, and/or to receive a draft copy of the plan (available May 31st), you can call or e-mail Lorna Kenny at Kittitas County Community Development Services 509-962-7506 lorna@co.kittitas.wa.us or Lisa Parks at Alliance Consulting Group 509-886-3265 acgplan@nwi.net.

Where: Cle Elum/Roslyn Elementary School

When: Monday, June 6, 2005 at 7:00 pm

PLEASE JOIN US AND TELL US WHAT YOU THINK!



RAILROAD STREET, ROSLYN, WASH

PH. BY A. STOVEN

Input from Community Meetings

March 1, 2005
Regional Land Use Advisory Committee

Strengths:

- In cities and towns – wide diversity within community – asset for keeping sense of “community”
- Closeness of services/activities as well as recreation
- Recreation *
- Access to public lands – Sound watersheds
- Clean water
- Wildlife, recreation, fresh air, 4-finger wave, small communities, open space
- All of the Above
- Easton – like it unincorporated – rural character, beauty, water (lakes, rivers), wildlife abundance (don't want to see these change)
- Sense of community and atmosphere *unique cultural character
- Wildlife, forestry, natural resources *good access
- Similar to above with emphasis on contiguous, non-fragmented habitat
- Recreational access
- Variety of recreational opportunities *every season
- Communities – plants, animals, people living together (sustainable) & sustaining the economy too
- Protect corridors – wildlife support – with access for people
- Historical land use activities and recreation *use of gathering, fishing, hunting
- All of the above
- Tradition of community involvement
- Natural environment
- Sense of community pride, caring, dark skies
- Lack of sprawl

Weaknesses:

- Current, outdated zoning – exploited by developers/landowners
- Existing developments exceed carrying capacity – results in huge costs – water (resources and quality)
- Blurring between “Urban” and “Rural” and resulting impacts to qualities (misunderstanding/misappropriation)
- Lack of preparation for growth
- *Lack of future planning for growth
- *Lack of incentives for developers to manage/responsible growth and incorporate conservation
- Failure to consider cumulative effects of (3-acre density) development on fire, water, wildlife, services (lack of SEPA review of rezone)
- Sky rocketing rent/house prices *low quality housing = high prices
- No planning for infrastructure
- Lack of participation in the formal planning/review process

- Lack of education re: the formal process – minimal notice to public
- Unanticipated exiting of forest resource industry
- Lack of commitment to create a desired future condition for Upper Valley
- Wildlife corridors – impacts
- Impacts to natural resources – water *droughts and development
- Need some commercial & light industrial development so don't become bedroom community
- Communication – lack of notice that hearings were happening and changes proposed
- DO SEPA analysis with development as a pre-requisite
- Ditto > Non-project amendments *how can change something without known factors
- Public Notice – post on-site
- Lack of "Big Picture" – build out of existing lots – capital facilities impacts – economic development to support
- Lack of County willingness to do future planning (actually opposition?)
- Interference with planning processes
- Costs associated with new development *cost of living for families
- Affordable/available lots – without them costs of existing lots go up
- Potential loss of public access to public lands
- Failure to address impact fees
- Increase in traffic – transportation planning for growth
- Lack of transportation choices (buses, trains, etc.)

March 21, 2005

Ronald Community Club

Strengths:

- Rural lifestyle
- Trees
- Access to nature
- Wildlife
- Trail access – existing (all types)
- Control stormwater runoff
- Access and egress
- Clustered human develop to maintain surrounding open space
- Night sky
- Maintain access to public lands
- Concurrency of facilities and service required for new development
- Planning area – from upper end of the lake (Cle Elum) thru Cle Elum
 - "Upper County"
 - "903 Corridor"
 - Easton too
- Within UC, there are multiple sub-areas (service areas)
- Security (from crime)
- Fire & Medical Services

- Need impact fees
- Affordable housing
- Clean air
- Clean water
- Slower pace of life
- Private property rights of existing residences
- Quietness
- Ensure adequate review of land divisions of all sizes (exemption level)
- Keep quality of life for kids
- Don't create need for traffic control
- Have meetings affecting areas in those areas – better notice
- Managed!
- Public & active notification early for all types of land use actions:
 - Website: up-to-date (including closures)
 - Above state law minimums
 - Have an upper county location to get documents
- Consider private property rights

Weaknesses:

- Too much, too fast uncontrolled
- Not opposed, but concerned about rezones to higher density and impacts to water, sewer, transportation
 - address the concern
- Concerned about rate cause it is speculative vs. based on planned job growth
 - Not comprehensive
 - Creating Market (Suncadia)
- No job market, building to house rich west side
- Focus on amenities of area (Ridge) that will be negative on what people move here for
- Increased growth so far, jobs aren't going to locals
- Road system (1930's) not adequately planned for new developments being approved
- County needs to look at services that will be needed by the new
- Transportation not built for increased traffic
 - Narrow
 - Steep grades
 - Emergency services
- Haven't planned for job growth to support new residential growth
- Second home development
- NOT OPPOSED – concerned about how it happens – unplanned and haphazard
- Some opposed to amount:
 - Water
 - Wildlife
- Facilities to handle growth aren't planned for to support
- Increased runoff from clearing areas for (development?) & wind erosion, too
- Rezone then ER doesn't work

- Septic System development
- 5-acre zone implemented, developers want more density, rural lifestyle impacted
- Increased property taxes – affects the affordability of housing
- Put brakes on and figure out where to grow
- Subdivisions are sleeping giant!
 - Subdividing is happening faster than housing starts
- Special planning area for CE/R/R area
- Lack of foresight – have say in planning

March 24, 2005

Easton

Strengths:

- Maintain Rural Character
- Maintain lack of congestion
- Easy to slow traffic without jeopardy
- Trees (not houses/anthills)
- Don't want to see the neighbor (visiting okay!)
- Wildlife (elk, deer, bear) – laid-back
- Night sky – quality of life
- Maintain trails and recreation
- Hiking, biking, horseback riding
- Clean water – not heavily treated
- Aesthetics – diversity, individuality
- Reduced crime rate
- Controlled growth
- Water Resource/aquifer for drinking water
- Clean air
- Small school (K thru 12) – can participate – taxpayer support (bonds/levies)
- Lack of noise
- Maintain 3-acre lots – possibility for unique development to occur
- Adequate roads
- Improve and maintain existing roads
- As development occurs, make sure adequate roads
- Maintain/protect ability of local EMS/Fire facilities & services
- Adequate law enforcement
- Neighbors look out for neighbors
- Sense of community – everyone knows each other
- Keep property taxes in check
- Maintain adequate schools

Weaknesses:

- Lack of notice
- Indiscriminate development

- High density
- Lack of planning – development occurs without adequate facilities
- Lack of money for facilities and services
- Need better, more distinct signage for roads
- Lack of water (all purposes)
- Lack of fire suppression because of lack of water
- Water table is affected by Bureau
- Burning, especially in drought years
- Clearing of forested areas – how?!
- Too many vehicles, dilapidated
- Code enforcement
- Negative effects of development on wildlife – lack of road maintenance (all year round)
- Over crowded school
- Lack of activities for young and old! (as community grows)
- Inadequate parking
- Lack of park facilities – need to plan for them
- Too many lots = too much supply and reduces property values
- Lack of adequate medical services – particularly for critical/major medical
- Congestion when pass is closed
- Don't need more commercial/industrial this is a recreation area
- Need small, clean, home-based business

March 30, 2005

Cle Elum

Strengths:

- No Starbucks (Wal-Mart) and what goes with it
- Maintain recreational access for the public
- Concerned about exempt wells and number of septic
- History of the area is a positive component
- Senior Services
- Community – diversity! – economic & cultural
- Open space & larger lot sizes (3+ acres)
- Lack of stop lights! Different pace
- Slow paced, country lifestyle affordable to all
- Green trees and views
- Great Senior Center in Cle Elum
- Wildlife, clean air and water
- Maintain lower taxes (too high!)
- Maintain public access to existing trails in spite of change of owner
- Viable logging & timber industry (maintain)
- Wildlife habitat and for fish (water quality)
- Viable agriculture
- Dark skies (stars)

- Small town mentality – people know each other – trust
- Yakima River – Preserve it
- Maintain traffic levels (current)
- Rifle range
- Access to outdoors for all socio-economic segments
- Maintain/improve/restore salmon
- Quiet, peaceful, stars!
- Preserve private property rights
- Birding trails bring in tourism
- Improved health care and emergency services
- Peace and quiet
- Relatively low crime/safety

Weaknesses:

- Change times for planning meetings (evening/both)
- Follow through! (w/ visioning plan)
- Need additional River crossing from South Cle Elum to Cle Elum
- Need transportation (roads, public) planning prior to need
- Reduce sprawl
- Money being made thru development isn't local
- Too much subdivision
- Need to look at Energy Overlay Zone (wind farms)
- Better notification of any projects
- Reduction of property values
- Consideration (more) of impacts to property owners
- Need more shopping (Wal-Mart)
- Maintain intrinsic value and flavor in face of inevitable growth
- Change the way change (rezones) take place – earlier review and consideration of environmental and social (people) impacts (non-project actions)
- Rezones need to prove water supply and (exempt wells deplete water resources) wastewater treatment (no more rezones until figure out what's out there now)
- Consider impacts (long-term/secondary) to local residents
- Maintain stable and properly represented population
- More representative planning from Upper County
- Planning Commission/Board of County Commissioners/Board of Adjustment should hold meetings in the Upper County
- Big development in rural areas
- Better public notice
- Better relationship between County and cities – trust, dialogue
- Improve/preserve water quality
- Do Capital Facilities Planning
- Clear, easy to understand language in notices
- Better understanding of how to be heard during the process
- Institute impact fees – growth pays for growth)

- More grocery stores
- Need better access to drop box at Post Office
- Exempt segregations – no notice or input
- Destruction of natural areas
- Too much traffic
- Fire prevention
- Zoning issues that impact Upper County should be heard in Upper County
- Performance zoning is option
- Parking! Need more and better planned
- Need alternative people moving facilities – buses
- Alternative energy sources
- Need to provide access to rural environment and natural amenities (NF lands, DNR) and many varied uses

March 31, 2005
Snoqualmie Pass

Strengths:

- Recreational value (within close proximity to metro area)
 - Ski areas, specifically across the line from King County
 - Less congestion
 - Checkerboard of public & open spaces/public areas
- Available public access/trails
- Amenities of metro area
 - Water
 - Sewer
 - Cable TV
 - Fire district
 - Emergency services
 - Newspaper
 - Post office
- Good road maintenance (WSDOT & private)
- Forest service/parks department (Wash. State)
- Healthy environment and sense of community
- Ease of access for employment both west and east
- High speed internet access/cell phones – allow to work at home
- "Small Community" vs. "Rural"
- Between two very rapidly growing areas of state
- Diversity of people
- Concentrated density adds to sense of community
- Already there's higher density seems to work – mixed residential
- Within commute distance (bedroom)
- Clustered development = services with access to recreation/open space surrounding
- Neighborhood areas are well-thought out

- Not a lot of light, sound and pollution
- "Gateway" to Kittitas County – Build on this, decide what we want to look like

Weaknesses:

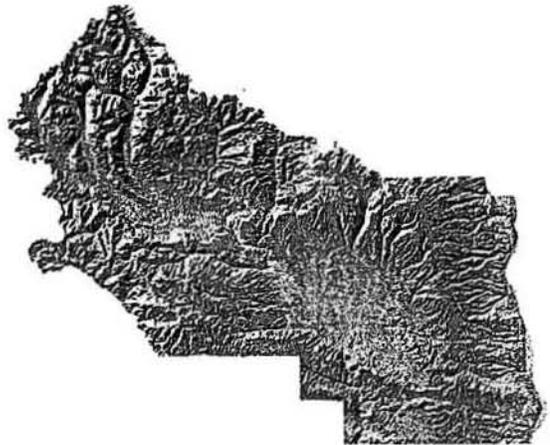
- Need additional rental housing
- Need additional commercial services
- Affordable housing for employees (2000 at top end)
- Need more law enforcement
- Vacancy in summer time
 - Need more summer time activity
- Need commercial designation/zoning
- Economic vitality/diversity
 - Lack of these is drawback
- Lack of community facilities
- Impromptu truck stops
- No cohesiveness (King vs. Kittitas)
 - Single government
- Lower average family income
- Lack of family wage jobs
- Have to address commuters
 - Need transit
- Need mechanisms to maintain positive things that exist now
- Sales of private parts of checkerboard – forest lands are changing hands
- Meetings need to happen here that affect here.

Upper Kittitas County Community Questionnaire

TELL US WHAT YOU THINK!

The Kittitas County Conference of Governments (COG), through an appointed Citizen's Land Use Committee, is seeking input from the residents of the Upper County area. The topic is the future of the Upper County area...what will it look like within the next 20 or more years?

Your comments, opinions and concerns about what type, how, when and where future growth and development will occur are vital to helping the Citizen's Committee develop a Vision Plan for the Upper County area to guide comprehensive plan amendments at both the City and County levels. Please take a few moments to fill out this questionnaire and leave it with the Citizen's Committee at tonight's meeting. Copies of this questionnaire may also be obtained by calling Lorna Kenny at Kittitas County Development Services at 509-962-7506 (lorna@co.kittitas.wa.us) and returning it to her attention to **411 North Ruby, Suite #2, Ellensburg, WA 98926** prior to **April 8, 2005**.



Thank you for your time and input!

Upper Kittitas County Community Questionnaire

1. What area of the County do you live in? _____

2. Do you live in the County full time? Yes No

3. Do you live in an incorporated City? Yes No

4. If "yes" to question #3, which city? _____

5. How do you feel about the recent overall rate of growth and development in the **Upper County**? Has it been...?

Just Right Too Much Not Enough Don't Know

6. What type of land uses do you believe are important to have in the **Upper County**?
Check **ALL** of the boxes that you feel apply.

- | | |
|---|---|
| <input type="checkbox"/> Orchard/row crop production | <input type="checkbox"/> Livestock production |
| <input type="checkbox"/> Commercial areas | <input type="checkbox"/> Parks |
| <input type="checkbox"/> Industrial sites | <input type="checkbox"/> Rangeland |
| <input type="checkbox"/> Apartments & condos | <input type="checkbox"/> Wildlife habitat areas/corridors |
| <input type="checkbox"/> Mixed use housing | <input type="checkbox"/> Forestry/logging |
| <input type="checkbox"/> Rural residential/ranchettes | <input type="checkbox"/> Recreational activities |
| <input type="checkbox"/> Urban neighborhoods | <input type="checkbox"/> Tourist facilities |

Others? _____

7. List 3 things about the **Upper County** that you value most.

8. List 3 things that you believe may be threats to the quality of life in the **Upper County**.

Upper Kittitas County Community Questionnaire

9. Below are statements about future growth and development. Please rank these statements from 1 to 17, with 1 being what you believe is the most important issue affecting quality of life in the Upper County and 17 being the least important.

- Preserve areas for agricultural activities, including small acreage lifestyles and animal keeping.
- Balance conserving resource lands and allowing growth in rural and resource areas.
- Preserve important view sheds.
- Encourage cluster development in rural and resource areas.
- Preserve areas for forest resource activities.
- Improve and diversify the countywide transportation system, especially streets and roads.
- Protect the area's "Dark Skies" from sky glow/light pollution.
- Provide public sewer and water only in identified service areas.
- Preserve and expand public trail and recreation access to areas with significant natural features.
- Safeguard wildlife areas and corridors.
- Increase employment opportunities.
- Support existing businesses in developed commercial areas.
- Protect private property rights.
- Increase facilities for recreational activities such as playfields and parks.
- Develop new and innovative techniques to support and implement community plans.
- Ensure housing is provided for all income segments of the community.
- Encourage tourist activities as important economic development tools.

Summary of Questionnaire Results



Results from Questionnaire

The following tables are the results of questions 1 through 6 and summarized for the responses received from all areas.

What area of the County do you live in? (#1)	
Snoqualmie Pass	5
Easton	21
Cle Elum	12
Roslyn	13
Ronald	13
Upper County	17
Lake Cle Elum	4
Teanaway River	4
Ellensburg	4
Elk Heights	2
Kittitas County	3
Other	1

Are you a full time resident of the County? (#2)	
Yes	94
No	5

Do you live in a an incorporated city, if so which one(#3 & 4)	
No	70
Cle Elum	7
Roslyn	20
Ellensburg	4

How do you feel about the recent overall rate of growth and development in the Upper County? Has it been....? (#5)	
Just right	15
Too much	73
Not enough	3
Don't know	2
Chaotic	1
Mixed	1
Not the right kind/without thought	2

Land uses	Responses by area					Total
	Easton	Cle Elum	Snoq. Pass	Roslyn/Ronald	Others	
Orchard/Crop	6	4	0	14	6	30
Commercial	4	7	2	9	16	38
Industrial	1	4	0	6	9	20
Apartments	0	4	1	5	3	13
Mixed use	2	5	3	6	21	37
Rural Residential	15	8	1	9	13	46
Urban neighborhoods	1	3	2	12	10	28
Livestock	9	7	0	10	5	31
Parks	12	11	1	16	25	65
Rangeland	10	9	2	9	16	46
Wildlife habitat areas	20	9	3	20	36	88
Forestry/logging	9	9	1	10	17	46
Recreational activities	17	11	3	20	40	91
Tourist facilities	8	7	2	6	21	44

Additional uses listed: Open areas for horseback riding; Trailhead access; Maintain rural life; Historic preservation (2); Large forest; Keep Upper County safe; Keep small towns small (2); Assisted living facilities (3); More developed campgrounds; Keep snowmobile trails open; Clean air; No developments close to wilderness access; Cluster Development – No sprawl.

Following are the summaries for questions 7 through 9 of the questionnaire. Comments are organized by area received, as indicated by the respondent in question #1. First, you will find a listing of the values and threats that were identified by respondents. If a response was received more than once, it was noted with a number following it, indicating how many times it was mentioned. Next, is a table of the ranking by each citizen for the needs in the Upper County. Each row represents one citizen's ranking. The headings are shortened to fit the table. The last section before moving on to the next community/area is a summary of the miscellaneous comments received by each citizen.

Snoqualmie Pass...

Values:

- Remoteness
- Recreation
- Access to metro area
- Hiking trails
- Small community
- Outdoor beauty
- Proximity to recreation
- Highway access to east and west sides
- Ski Areas
- Scenery
- Proximity to city
- Pacific Crest Trail access

Threats:

- Growth
- Incorporation
- Large developers
- Restrict resort growth
- Snowmobiling
- Off-road motorized vehicles
- Crimes against property & people
- Uncontrolled or unplanned commercial growth (unsightly structures)
- Uncontrolled commercial expansion
- Traffic congestion
- Crime

preserv ve ag	balance uses	view sheds	cluster dev.	pres. forest	transportation	"dark skies"	water & sewer	trails/r ec.	wildlif e	employ ment	exist. Bus.	prop. rights	increase rec.	Comm. Plan	houisi ng	touris m
17	7	5	6	4	16	3	15	8	2	10	9	1	14	11	12	13
8	10	4	3	9	2	11	6	12	7	13	5	1	14	15	16	17
17	9	7	8	6	14	13	15	5	4	3	12	1	16	11	10	2
10	11	12	6	16	15	9	17	8	7	5	13	1	14	2	3	4

Miscellaneous Comments:

- We need better police protection
- Provide truck stop
- Limit on Condos and apartments in rural areas
- Lessen resort growth
- Noise pollution is very destructive – snowmobiling and ORVs disrupt the peace and tranquility of what rural living offers. Elimination of this recreation type from neighborhoods should be mandatory. Condos and apartment complexes should be in place to handle health and safety concerns and "eye sores" etc. junk vehicles, trash and the like.
- All planned communities/subdivision that are next to ski areas should be required to provide direct access to the ski areas. Residents should not be required to go out to 906 and walk the shoulder, the ? at the summit in particular.
- Residential areas should be protected from visitor over parking and trespassing

- The summit area needs police presence
- The summit area needs a post office and a community center



Easton...

Values:

- Quality of rural life – 6
- Maintain 3 acre minimum – 3
- Wildlife – 12
- Nature (trees not houses) – 5
- Dark skies
- Personal privacy – 2
- Safety/low crime
- Orchard/crop production
- Parks, Trails & Recreation – 9
- Rangeland
- No congestion – 5
- Slow pace
- Open space – 4
- Urban
- Low density housing
- Low density traffic
- Walking areas
- Clean air & water – 4
- No close neighbors
- Peace and quiet – 5
- Beauty of undeveloped land

Threats:

- Cluster developments – 3
- Too much housing development- 6

- Loss of wildlife habitat – 10
- Over development / rezones to lots sized under 3 acres – 6
- Big developers who want to grab profit and run
- Congested residential area
- Higher crime rate – 2
- All new areas outside city limits
- Unchecked housing developments
- Rail and/or bus transportation from the west
- Water quantity and quality – 5
- Gravel pits
- More traffic
- Pollution of water, air and ground – 2
- Unregulated growth – 7
- Unplanned water and emergency services to keep up with growth – 4
- Plum Creek selling off land that they rapped of timber for real estate to developers
- No economic development
- Too much noise
- Too much government
- Excessive taxes on low and/or fixed incomes

preserve ag	balance uses	view sheds	cluster dev.	pres. forest	transportation	"dark skies"	water & sewer	trails/ recr.	wildlife	employment	exist. Bus.	prop. rights	increase rec.	Comm. Plan	housing	tourism
1	8	2	17	7	9	3	10	4	5	16	15	6	14	13	12	11
4	9	2	17	3	5	6	10	7	1	11	13	12	14	15	16	8
2	1	2	12	4	17	1	16	10	2	17	16	3	10	5	17	13
1	2	12	17	9	13	3	10	6	4	5	8	14	15	11	16	7
9	16	6	17	8	14	5	7	4	2	13	3	1	15	10	12	11
1		1	1	1	1	1	1	1	1		1	1	1		1	1
	2		16	8		17		7	9	4	3	1			5	6
7	8	4	17	5	9	3	10	6	2	16	11	1	15	12	13	14
1	1	1	17	1	17	1	17	1	1	17	1	1	17	1	17	17
1	13	5	17	15	16	7	12	6	3	11	14	4	8	2	9	10
1	17	8	16	9	10	3	15	4	2	14	13	5	6	7	11	12
1	4	10	16	5	14	8	13	7	2	11	6	3	12	15	17	9
1	1	1	2	2	1	1	1	2	2	1	1	1	2	2	5	1
1	7	1	17	3	6	1	6	8	1	8	3	1	17	4	12	3
2	5	9	17	6	10	3	11	7	1	12	8	4	14	13	16	15
2	6	16	17	5	9	3	10	8	1	7	15	4	12	11	13	14
6	7	5	8	3	9	10	11	4	2	12	14	1	13	15	17	16
1	1	1	17		10	2	15	2	1	5	1	1	8	7	5	4
1	17	3	17	2	16	1	17	7	1	17	17	1	14	17	17	17
2	6	13	16	11	14	3	7	8	4	10	12	5	15	1	17	9
3	14	4	17	13	8	7	9	10	11	5	6	1	12	2	16	15

Miscellaneous Comments:

- We value our space and our small rural atmosphere. Roads, fire, police are in adequate already. Development of cluster (high density) property will only make it worse. Many of us have wells and development would put out water quality and quantity at risk especially during drought years. Thank you.
 - Upper County is diverse in nature. What might work in one community might not work in another. Each area should be considered individually and not lumped together for consideration of "growth".
 - We moved here because we like it the way it was. We don't want change!
 - Quality development only 1 to 3 acre parcels in forested areas. The upper county is a major wildlife migration route. Many of these same animals are year round residence. We see these animals or their sign at all times of the year. How will people deal with 30 elk in their yard. Their dog or cat missing and blood spot in the snow and cougar or bobcat sign all around. The river and all its tributaries are a major concern the salmon are just starting to return, all water into the river needs to be protected. What looks like a dry ditch in July can have spawning salmon in it in November. Development is inevitable so let's set the standard!
 - R-3 for our way of life
 - Growth in the upper county will happen to try to all facets of new growth is futile
 - To allow unchecked growth is just as bad. Unchecked growth means higher taxes to pay for a greater need for services
 - Hence a balance is needed. As you are doing now to identify 1. the things most wanted, 2. the things most needed and 3. from that list the you can reasonably accomplish
 - New development causes a greater need for services. Identify those needs BEFORE any permits are issued and require the developer pay for as many of those needs as you can. A new fire station, fire truck, widen streets and road, there by reducing the amount of taxes needed
 - I believe the overwhelming consensus of residents in the Easton Area is that we want to basically maintain the rural community atmosphere of this area. Any commercial development should be in a commercially zoned property area. If property is zoned R-3 do not approve high density development of property
 - There appears to be no planning or thought before the county allows growth. The county is really slow in getting input from the residents. I do understand that the upper county has no money platform like Ellensburg, therefore we are ignored (i.e. fire, police, roads). The county is a unique and exceptional place to grow and live, let's not destroy it. For example how did Suncadia get away with a golf course on a established elk run? The county has let Suncadia destroy the fine and pristine way of life in Ronald, Roslyn and Salmon LaSac
 - Need some clothing stores and more supermarkets
 - In our area outside of deplorable, junk yard conditions of our cluster housing areas (Easton Village – Sun Island etc.), we are a natural park area. Elk and deer graze in our yard (we are R-3). We can live with R-3.
-

- I own Lot 2, Easton Acres and I am the one most affected by a proposed cluster housing by Nathan Weis. This is the normal thoroughfare for game. The road Weis put in is adjacent to me. Their proposal would cause a traffic nightmare plus another Easton Village condition.
 - We need to keep this area R-3 and as neat and mountain recreation like as possible. There are several possibilities for improvement or growth. A local excursion train for various activities e.g. use of John Wayne Trail, winter sled rides, visits to wineries, Sonics, Mariners, Seahawk ball games and visits to other places of interest. We have a great area – Don't destroy it, PLEASE.
 - We moved to the Easton area because the R-3 zoning (we thought) would assure us a much better quality of life for our children. We chose our property because of the elk and deer that come through frequently and feed and bed down in our field. The air is clean, the water pure, and we can see the stars. The sense of community and knowing who your neighbors are is something that will disappear if the area grows too fast. I would much rather see more home-grown business (not major commercial retail) be established which could be supported by the local community and existing tourist trade than high density developments which will increase traffic, noise and pollution and possibly overload the school and emergency services.
 - Maintain aesthetics. No condos/townhouse type structures. This does not fit into the rural characteristic of most areas of Upper County. I value the open area and elbow room I have on my property and do not want to look at high density development. I live here for the natural environment we enjoy.
 - No cluster housing
 - The most important thing to us is for the county to maintain the R-3 zoning to protect the rural environment. Also to maintain our clean air and water by controlling growth. Match business and residential growth, keep them in balance. Maintain a high level of community services i.e. police, fire, medical.
 - Manage the growth with input for existing residence. The public needs to be informed and give a chance to respond adequately. In today's life, many are working and may miss a little notice in the paper that could have great impact on them.
 - Preserve the current way of life. Allow wildlife to thrive, keep pace and quiet and keep taxes down for the individuals that live here.
 - Do not allow high density housing in areas like Easton that are currently small and rural. We are in the mountains and should be left small. Do not ruin our pristine atmosphere and drive our wildlife out and over populate our current infrastructure. There is only so much land in Easton between our mountains. Please keep this area rural. It would be a big mistake to allow density housing in this small of an area. We have great access to trail systems and recreational activities here in the mountains. This area should be left peaceful as the access to our mountain wilderness area for all to enjoy. Commercial development should be focused around our recreational activities and wildlife population and rural way of life.
-

Cle Elum...

Values:

Heritage of communities (mining, forestry, logging heritage) – 3
 Unique/Local experiences (recreational open space, home town businesses, museums)
 Beauty/natural viewsheds
 Dark skies – 2
 Access & recreational uses of natural areas (wildlife, rivers, streams, forests) - 12
 Lack of development
 Personal property rights
 Beauty
 Location from Seattle
 Small town atmosphere – 5
 Less traffic
 Air quality – 3
 Aquifer stability
 Lack of box store type shopping/strip malls and acres of asphalt – 2
 It's small – 2
 Clean water – 2

Threats:

Traffic flow/congestion
 Ridgeland erosion – improper management of runoff
 Economic polarization

Natural area destruction/no access to wildlife, water, forest – 2
 Sprawl and congestion – 3
 Loss of small town feel – locals can't afford living here
 Uncontrolled growth/development – 8
 Water shortage – 3
 Too many people – 3
 Threat of forest wildfires on all land ownerships including state and national forest
 Uncontrolled dirt bikes and other ATV use, especially on Cle Elum Ridge
 Lack of investment in "urban planning"
 Political processes at county level
 Escalation of crime
 Box stores – 2
 Rezoning of 20 acre parcels to 3 acres parcels – 2
 Rapid development of properties adjacent to cities without provision for governmental resources to provide services
 Cities aren't prepared for influx of people into the county and aren't able to provide adequate services: fire, police, schools, libraries, etc.
 Industry

preserve ag	balance uses	view sheds	cluster dev.	pres. forest	transportation	dark skies*	water/ sewer	trails/ recr.	wildlife	employment	exist. Bus.	prop. rights	increase rec.	Comm. Plan	housing	tourism
6	3	4	1	17	5	11	10	7	12	9	8	16	14	15	13	2
7	10	4	8	6	17	2	16	3	1	11	15	13	12	9	5	14
12	13	5	4	6	11	2	16	3	1	7	9	17	14	15	8	10
1		6	no	5		4			3		9	2		8	7	17
16	5	17	7	11	12	13	14	10	6	1	9	2	8	15	4	3
5	6	2	7	1	4	12	13	14	8	17	11	16	9	3	10	15
2				1					3							
11	1	9	14	15	7	8	10	2	3	12	4	13	2	5	6	3
7	16	6	17	1	14	5	11	2	15	4	3	12	8	10	13	9
2	6	8	4	5	9	12	3	11	7	15	10	1	16	13	14	17
7	6	15	10	13	16	5	12	8	3	11	2	9	14	17	1	4
7	15	6	17	5	16	2	8	13	1	12	9	3	4	11	10	14
7	15	6	17	5	16	2	8	13	1	12	9	3	4	11	10	14

Miscellaneous Comments:

- County commission is not representative of county. Too pro-development without planning and long term thoughts and preservation of history, natural features, lifestyle.
 - Developers need to pay for the services they will require
 - Access to the historic trails and roads we have always enjoyed(?)
 - Consider cumulative impacts at rezone application
 - Be careful of expecting too much, and spending too much time on "The Vision Thing". Instead invest the most effort in:
 - 1. identifying the path through which political leadership representing UKC can grow more muscle
 - 2. find ways to re-align the policy and procedural processes that determine taxing and spending decisions which will support UKC's key development priorities
 - 3. make the case with county officials at all levels that the UC needs more clout in the final selection of budget allocations
 - 4. Last but not least, FOCUS. That is pick at most 3 "quality of life" issues for long term pursuit and make them household issues. Do so by carefully defining them, make them sufficiently broad in their leverage and focus the above 3 initiatives around the three quality of life focal points. Don't get dragged into trying to deliver on 17 quality of life trade-offs.
 - Foremost must be protecting the environment in dealing with matters of zoning
 - Major industries such as wind farms should not be approved for areas that have residential or viewsheds or have major affect on the environment
 - Water storage will be a critical issue for future agriculture and development
 - The Cle Elum Post Office will be out dated with the increased development. Parking and access to a drop box are major issues. Especially in the winter with ice and snow in the gutter
 - Our county is growing far to fast. Places that have always been available to local residents are no longer accessible. Not enough camp grounds anymore that aren't developed. Sapphire skies and Suncadia are for the rich. Can't even get to Lake Cle Elum like we used to be able to. Can't get to the ridge. Mudding has always been illegal, but what were these laws protecting, since the areas being protected are now torn up for development. We promote tourism and recreation, then shut down areas that would allow the above. That makes no sense. Recreationalists spend tons of money in our county, then can't even find a place to camp
 - I believe that a halt should be placed on creating any new 3 acre rezoning subdivisions until an exhaustive study on the impact of sinking multiple new wells into our aquifer has been performed. Specifically, does tapping the aquifer effect the water Flow over Rozen (?) Dam? If so, then uncontrolled subdivisions impact those with senior water rights. I am afraid the upper county is sinking too many straws into the milkshake!!!! Additionally, on calm winter days, the air quality in and around Roslyn is abysmal. Clean burning fuels need to be
-

encouraged. If every new home on 3 acres has a wood burning stove it will negatively impact our already poor quality air. Lastly, create the infrastructure to support additional families/housing units before they are developed. Make sure we have adequate emergency, fire, police services.

- I am very, very concerned about what is happening in our county. We are losing our forests to development. Once its gone, its gone forever. We are making detrimental decisions right now, that are going to effect us forever. I know it sounds a little heavy, but man is destroying the earth. We need to leave the forest alone, the wildlife are being affected. I see it every day. My family owns a farm (a working farm) and we see more and more animals (big game) coming on our farm because they have no where to go. That is not the main reason though that I am concerned, its more about the animals. I have lived here all my life, took a lower paying job, and sacrificed to live here. I believe, we need to take care of this place so it doesn't turn into another Issaquah or North Bend. The only people that want that are the developers, business owners and the county, but at what price?
- There are so many concerns, that I can't put them all down. However, I will tell you a few of them. The main concern is all the development that is going on. Now, I know that people have a right to sell their land, and do what they want with it. But what about the forest, isn't there something we can do to keep our forests from becoming full of houses? I never thought I would say this, but maybe we should start logging again. If it is done right, it can be a good thing. Just make sure it is logged then reforested. I am also concerned about the effect on wildlife, our water supply, pollution and losing our small town.

Roslyn/Ronald...

Values:

Trees, mountains, wildlife – 13
Small rural area/communities – 5
Recreation – 7
Plum Creek easements area open to public, I don't think they are private
Open forest land – 2
Clear air & water – 7
Slow paced life – 3
Rural atmosphere and lifestyle – lack of urban density – 8
Generally lower cost of living (until recently)
Lower cost of living for senior citizens
Connection between people forming community – 3
Forest bordering towns: relationship with natural world
Less crime
Fresh air, not polluted – 2
Night sky – 3
Little/no traffic – 2
Hiking
Four seasons
Jobs
Family
Friendliness – 2
Quiet – 2
Freedom to roam
Uninterrupted, open, wooded space
Unrestricted use of forest and river
Local ethnic mining history

Threats:

Rezoning down to 3-acres and less – 2
Quality of life and the area
No employment – 3
Large developments/developer - 2
Limit the amount of clearing of trees
Increased traffic – 2
No access to mountains
Small acreage parcels on Ridge
Value of money ? over forest ?
Closed deals without community input

Land speculation
Commercial signage
Rampant, almost uncontrolled growth/development – 12
Rapid influx of urban elites who will demand more service, etc. – 3
Higher taxes – 7
Suncadia Resort
Secondary growth like the Weis developments
Commuters to Puget Sound living here but not becoming a part of the community
Loss of wildlife corridors and habitat – 1
Suburban sprawl – 4
Over population – 2
Cutting of trees for more homes, no habitat for animals
Lack of county oversight & adequate notification
Destruction of natural environment (clean air, water, wildlife)
West side pressure
Chains, i.e. Walmart, McDonalds, etc.
Speculative land development
Development and closure of access on the Ridge above Roslyn
Lack of infrastructure – 2
Crime – 2
Drugs
Gentrification is threatening us
Industrial sites
Forestry logging – 2
Commercial areas
Mixed use housing
Inappropriate zoning
Water quality & quantity
Uncontrolled rent
Greed
Over allocation of water – 2
Too many low-income housing
Too much commercial
Farm land to housing

preserve ag	balance uses	view sheds	cluster dev.	pres. forest	transportation	dark skies*	water/ sewer	trails/ recr.	wildlife	employment	exist. Bus.	prop. rights	increase rec.	Comm. Plan	housing	tourism
16	8	7	14	5	12	1	15	4	2	9	10	17	6	3	11	13
12	13	5	3	4	10	2	9	8	1	14	7	6	15	11	16	17
3	2	16	15	4	14	5	7	6	1	8	12	13	10	9	11	17
7	14	13	12	1	11	6	10	9	2	16	8	17	3	5	4	15
6	14	5	14	5	8	8	1	10	2	16	9	16	16	3	15	11
5	4	3	6	7	15	2	9	8	1	13	12	17	11	14	10	16
5	6	2	7	8	13	4	17	1	3	14	12	16	11	15	9	10
5	8	8	9	9	9	1	1	1	1	10	5	1	5	8	10	10
11	10	9	6	4	15	2	8	3	1	14	7	17	13	12	5	16
10	11	8	14	9	15	3	12	2	1	13	4	16	14	5	7	6
10	11	1	8	13	9	12	16	2	7	3	4	17	5	6	14	15
10	2	14	2	1	5	16	16	3	2	1	5	1	1	5	1	5
4		3	8	2	10	9	1	5	6	11	7		12		13	
5	8	11	17	5	8	8	1	7	3	9	8	8	3	6	11	11
5				4					1			3	2			
	4	5						2	1				3			
		3	10	9	8	2			1	5	4			6	7	
7	15	8	1	2	9	10	16	11	12	13	14	17	4	5	3	6
5	4	11	17	7	9	8	3	13	6	14	10	15	12	1	2	16
8	15	3	10	8	8	4	1	1	1	5	5	1	1	4	5	5
6	15	2	7	8	17	3	14	5	1	9	4	13	16	12	10	11
1		1			1	1	5		1	5	17	1		5		
2	5	6	14	3	12	8	13	4	1	11	10	9	15	8	17	16
14	1	10	11	9	15	3	4	5	2	8	6	13	12	16	7	17

Miscellaneous Comments:

- If roads are to be built the must be constructed to allow access for emergency vehicles
- New developments should require sprinkler systems if roads prohibit fire vehicles from responding.
- Communities being developed should have either fire hydrant's or water tanks for fire use
- It is critical that open communication prevail. In the event of conflicting interest, creative solutions should be considered
- Respect for one another and the beautiful wilderness in the county may both prevail
- Limit, as much as possible, development to existing towns. Make developers pay for all extra services including public services, maintain the high quality of life as the highest priority
- Planning procedures must be changed pertaining to water supply, infrastructure and other public services before a project is developed. We have to stop the rate of growth in the upper county. Don't want to be like the Bellevue, Issaquah area
- Meeting pertaining to the upper county should be held in the Roslyn, Ronald and Cle Elum area so more senior citizens can attend
- Development should not be allowed on anything smaller than 3-acres except in clusters
- I urge the citizens' committee to visit and review plans from communities have done an excellent job of controlling growth. Places like Calistoga and St. Helena in California balance urban areas with agricultural and by successfully guiding

growth manage to preserve a quality life-style. Don't reinvent the wheel. Look to other places and experts on planning for guidance

- The list of statements about growth is hard to prioritize beyond priority #5. All remaining statements are worthy of consideration
 - Very concerned about water, fire protection and sewer. Would like to see three lots per acre in a cluster development. Cut down on subdivision over divided. Halt on growth in the upper county. Tighter building requirements
 - No access to old hunting and fishing areas, land blocked off would like to see more access to public. More hands should be preserved for future generations. Put aside in a corridor. 20-cacres should not be divided smaller than 3-acres, and should stand without yearly negation. Make sure developer has permit before starting developing and then coming to the county for permit like some developer have done.
 - Keep development in localized areas – cluster development
 - Respect/protect private property rights of existing landowners clean air/clean water
 - Developer incentives for a better development
 - Expectations for developers to bring roads, etc., up to standards road improvement districts, etc.
 - Consider special sub-areas (903 Corridor/Easton, etc.)
 - Change way rezones take place. Don't give developers a blank check with any expectations. What about water, traffic, stormwater, fire, etc.
 - Up size of exempt segregations
 - Hire snarly development watch dogs
 - Strict construction permit oversight
 - Preserve historic value of buildings
 - Outlaw ability for chains/franchises in upper county to flourish, support and enhance small existing (& future) business owners instead
 - Protect water quality
 - Chance will come, if you want it or not: work within the changes that are coming and try to make the best of these changes. Nothing stays the same, we get old and die or we grow and change for the better. I have lived in the upper county all my life and over the past 40 years seen little change in the area including JOBS. We need change, the area can not continue to stay the same, while change happens all around us
 - No more forest lands should be chopped up into 3-acre parcels. One road (Hwy 903) is not handling the increased traffic already. Trucks have trouble negotiating the tight corners in Roslyn.
 - Have moratorium on development for five years. Worried about the water supply there is a impending drought. County should institute impact fees to help pay of public services. Should check on developers more closely when water lines are put in a development. Some are too small. Unit development should be surrounded by trees to reduce noise and view impact. Highway in Upper County can't handle all the traffic that is expected have to divert it.
-

- Please do not give away water rights to anymore greedy developers such as "Trend West – Cascadia". They have no concern about wildlife or environment. They just think of their filthy greedy pockets!
 - The NWI in the last 120 years has ruined the upper county beyond repaired
 - Change the comprehensive plan so that environmental concerns are addressed first in the process, before a rezone is permitted
 - I fear for my community. We have lost our sense on continuity to greed. I have had the same doctor and banker my whole life, the grocer I deliver newspapers to. We have all these new people here with new values and new priorities. I know we can not keep the past but must think of a sane plan for the future while we as a community still have one.
 - Slow down..... get results of bona-fide studies for water (aquifer, etc.) study, wells, septic, roads, runoff, fire police, medical, schools, sewer
 - Worried about erosion on the hill above Ronald. Too many trees have been taken down for building. Too much developing, worried about water, sewer, etc. Would like to see more areas opened to the public for hunting, fishing and hiking instead of being gated. Taxes have gone up due to new developments. Would like to see less permits and strict regulations by the county on developing. Like to see developers follow the rules. Where will all the sewage go when all those drain fields will be put in "In the river!"
 - I am very concerned with the current rate of development in the upper county. My family and I have always valued the small-town feeling and the comfort and privilege of being surrounded by vast amounts of forest land. We treasure the wildlife and would like to see it protected. We spend much of our time in the woods and want to continue doing so. With the development that is already taking place in the Upper County, we will very soon have to drive to reach the woods, and then pay to park there. I think every possible measure should be taken to preserve the current existence of Ronald, Roslyn, Cle Elum and Easton as separate, distinct, small towns surrounded by forest land. Concentrate on people's residences in a small area, and leave vast open spaces for humans and wildlife.
 - Please keep a watch on the drug traffic. Clean up all junk yards, making people keep their yards clean from old cars, parts, trash. Please keep in mind the private property rights.
 - I would like the committee to support plans to preserve adequate habitat for wildlife. To preserve our forests and discourage the clear cutting of large areas.
 - The plan needs to be changed so that a rezone proponent has to provide proof of the ability of the land to support the land use proposed. Concerns about water, wastewater treatment, police, fire protection, schools, medical and emergency services, etc. need to be addressed before the rezone is allowed. We are allowing development without proof of adequate water. In areas that can't be protected in a wildfire! Rural 3 sprawl development has been allowed in too many areas already. More wells drilled into the same aquifer will adversely affect senior water rights. Hiding behind a non-project and a DNS declaration is not planning and does not comply with SEPA.
-

Other Areas...

Values:

My home – there is little sense of community hierarchy to constant “infighting”
Small town neighborhoods – 8
My family
Recreation (access) - 8
History/past
Peace and quiet - 7
Rural lifestyle – 14
Parks & campgrounds
Tourist activities
Dark skies – 3
Lack of development/homes/traffic, etc – 4
Fresh air – 4
Clean water – 3
Ideal for living if living space is guaranteed through planning. Access is key, but openness must address population saturation issues. Use with care
Natural beauty – forests, lakes, rivers, open space, etc. – 27
Uniqueness of the four cities/towns (Roslyn, Ronald, Cle Elum and Easton)
Four seasons and the activities of each – 4
Low density of houses – 2
I like the large lots
Limited population – 2
Used to be the lack of people – now we have too many people
Rural ranch land
Ability to be involved in decision making
Less crime
Healthy living
Less traffic – 5.
Walkable communities
It’s unincorporated and would like it to remain that way
Sense of community pride

Threats:

Special interest groups

Infighting among powers
Sense of “individualism” rather than community health
Government - 2
Council of Government, an unelected body that has way too much power
Lack of jobs
Unwillingness to embrace history of area
Historic towns need a facelift
Development on the Cle Elum Ridge
Industrial use in residential areas
Commuters to west side – 2
Restrictive people stopping everything not being selection (ie. RIDGE)
Traffic, no road plan – 4
No peace and quiet
Seattle/Westside developers and logging companies selling land to private developers
Pollution – vehicle, water, dumping garbage in woods – 3
Grocery stores – Safeway needs competition
Senior Assistance – we need more programs to assist our seniors – 2
Unplanned rezoning, rampant growth/expansion – 20
Increase in properties owned by non-residents
Property taxes/property assessments out of range – 2
Noise and garbage from trail bikes, 4-wheeler and snowmobiles
The pipe line taking away what we have worked our whole lives for
Natural environment threatened or destroyed
Private development closing access to roads and trails
Lower “County Commissioner” Corporations – 2
Logging – 2
Small acreage home sites in wooded lands – 3

Maybe new commissioners will be better
 Rural development
 Lack of enforcement of county codes – 2
 Random subdivision into 3-acre parcels without thought to long-term affect – 2
 Snow runoff erosion from cleared forest land
 Drinking water shortages, quality, quantity, exempt wells - 12
 Trucker traffic and truck stop aesthetics
 Economic development
 Law enforcement, crime – 3
 Over population – 5
 Too much burden on fire dept., schools, health care and roads

Too much too soon
 Money and greed have taken over this area
 Gentrification, very scary, look it up!
 Lack of commit for desired future condition for upper county
 Developers getting their way with the county
 "Sapphire skies" – 2
 County officials not being forward thinking individuals
 Bad attitude of developers, realtor and home builders
 Master planned resorts
 Low density sprawl – 2

preserve ag	balance uses	view sheds	cluster dev.	pres. forest	transportation	"dark skies"	water/ sewer	trail/ rec.	wildlife	employment	exist. Bus.	prop. rights	increase rec.	Comm. Plan	housing	tourism
17	2	17	17	3	6	17	17	4	17	5	17	1	7	17	17	8
17	1	14	9	13	7	12	11	10	8	5	2	3	15	6	16	4
17	3	1	1	17	5	1	1	1	1	17	3	17	3	1	17	1
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Miscellaneous Comments:

- Business and industrial growth need to be encourage to provide jobs, not blocked
 - Protecting private property rights needs to be a top priority of government. I am tired of people who own a parcel of land being allowed to control or is trying to control land owned by others. Whether it is "preserving important view shed", "encourage cluster development", "protecting the area's Dark Skies from sky glow/light pollution" or "ensure housing is proved for all income segments of the community". If you want to control it buy it. If not let the owner use it as he sees fit.
 - Why would your group want to stop water and sewer services from being extended throughout the county except as away to stop growth?
 - Using wildlife to stop growth is a joke. What percent of this county is already owned or controlled by government, whether it be local, state or federal. Most of this land already provides "safeguard wildlife areas and corridors". How much will ever be enough for the anti-growth forces.
 - Now that the Suncadia Resort is being built, our area is going to have competition. Roslyn needs to be updated so that people will want to venture into the town instead of just staying on the resort property. The coal mining history should be brought back to life through something like a museum or activity center that allows families to mine for fake gold or coal and learn something at the same time. Changes need to be made to encourage tourism for the area. I don't feel that Northern Exposure is going to continue bring many tourist.
 - I do not like all this development in the upper county. It is spoiling our way of life. The traffic is getting to be too much especially thru our town which had a one way street and dangerous to the people in Ronald with all the traffic. We should by pass our town and have a direct road to all the developments so we can have a peaceful town. It will put a hardship on our fire dept. which already services Ronald, Lake Cle Elum and out laying areas. It will put a hardship on our water districts and sewer systems and our schools. I have a development behind my property and the county is giving these people to develop on 3 acres and less which will be over hill on 220 acres behind me. Probably have runoffs and dust pollution not accounting for the deer population behind my property. I just don't believe there should be building on less than 5 acres.
 - The logging should be geared towards sustainable aesthetically attractive
 - Sprawl is short sighted re: water use, aesthetic value, natural features. County commission are not representative of growth concerns Rezoning does not consider impact done with a rubber stamp
 - There should be restrictions for development in the floodways/floodplains or there will be no corridors
 - One of the many problems in rapid growth is and has been how to think already when planning urban expansion. The work "access" comes to mind as paramount when planning new neighborhoods or the expansion of old neighborhoods. Many developers think in terms of cul-de-sac arrangements and
-

in building such on isolated parcels many times dictate what can happen on adjacent lands in terms of access to arterials and access between/among adjoining cul-de-sac neighborhoods. Ellensburg, eg is having problems designating future arterials at half mile or quarter mile intervals. Where there are many parcel owners who hope for maximum development there are complaints of takings i.e. using some of these properties for the development of arterials, etc. City governments with county cooperation is the UGA's must think through and adopt how open land is to develop in terms of all these factors cities need to visualize where neighborhood parks might be placed in terms of this broader plan and access for walkers and bikers be provided. It is not an easy political task but it must be faced. Space must be provided for business expansion at intervals that only good planning in advance can guarantee. Easy access for all should be the mandate.

- The main public "outcry" at the forms I attended centered around: better planning, better notification to property owners without discrimination and "controlled" growth. With "controlled" growth the public's "want list" will in fact exist. There will be some "trade-offs" regardless due to the rural environment of our area ~ accept it or leave!
- A strong message was sent to the Kittitas County Planners: **CHANGES ARE NEEDED AND NOW**. The future lies in the hands of the officials. The GMA is a "tool" to control/manage growth. Kittitas County needs controlled growth. It can happen with positive results if it materializes in a well planned manner. Planning needs to be done **AHEAD** of any development, not as it unfolds, or after the fact. With an updated comp plan, all factors need to be addressed, approved or disapproved **PRIOR** to any development. Olympia/GMA has controls, checks and balances that not only need to be followed, but enforced.
- The Upper County, rural and unique, needs to be "protected". Separate land use policies are needed for the Upper County, and for the Lower County. If the policies are implemented in a positive manner, the trickle down effect will be endured by the **ENTIRE** county. Likewise, the negative impacts if the Planning Dept. fails!!
- Mr. Art Scott made a very good suggestion: four or five critical issues need to be addressed, kept in focus with policies made to assure the positive future of the Upper Kittitas County. Good luck! Growth is going to occur ~ it needs to be managed!
- I think it is ridiculous that the people from the pass to the Columbia River have no alternative shopping than either Yakima, Wenatchee or the west side.
- If Ellensburg is so set on making it an artsy community. Why take Kittitas and build our shopping centers. We need a Wal-Mart, Costco, Home Depot, etc.
- If the stores in town would resort to specialty stores, the big stores would bring the people to town instead of over the passes.
- In town we need ceramic shop, craft stores, a big sewing store. So many of us are retired and we need crafting supplies. In the Eagles Auxiliary all our charity donations come from the crafts we make, but we have to travel to get supplies. I only shop at Ellensburg Rock & Bead Shop, the Health Store, Ace Hardware and Bi-Mart. I do all the rest in Yakima because they have all the stores.

- Item #9 wording is poor! You are asking concerns of both preservation and planning under one general format. The two subjects should be addressed separately for a TRUE meaning. Very poor wording used!! Preservation and threats are two different subjects. Not all citizens take a newspaper therefore many time a citizen is uninformed of an adjacent development. The mailing lists of the planning dept. are often discriminatory. The immediate adjacent property owners aren't always on the list but other citizens are. Better notification is a must! Better planning is a must Lorna was asked by Lisa Parks if copies of this questionnaire was available on the website at the March 30 forum meeting. The answer was no, we are working on it. March 30 forum meeting was the third meeting, the first one being March 21. This is an exact example of the Dept.'s poor planning! The schedules of the four forums was set up before the first meeting, so, the poor planning is on-going. Good Luck COG! PS Not everyone has a computer. *Are these questionnaires "color coded" (discriminatory!) Because a different color was used for the ones handed out at Easton's forum?! Possible local discrimination.
 - Motorized recreation brings in a huge amount of money to the upper county. Keeping trails open for snowmobiling, motorcycling, Jeeps and ATV use is very important for the future. The USFS and Kittitas County need to continue to work with the various organizations to keep responsible motorized recreation open to the public. There is a huge number of people buying ATV's with few places to ride them legally. Private or public areas for this use could bring in a lot of money to the upper county, because they are going to ride somewhere.
 - With all the homes/cabins being built on 903 up to Lake Cle Elum/Salmon La Sac, is there a possibility of another road out in case of fire, maybe at the north end of the lake?
 - Due to the excessive development of the upper Kittitas County our water supply is greatly diminished, the wildlife habitat is in danger, as well as our natural resources. In my opinion if the urban growth is not stopped, we will have another Bellevue or Issaquah on our hands. Less water supply will hurt all agriculture, i.e. Yakima. Erosion of the land is at our all time high and our current highways will not accommodate the extra traffic. Also, the crime rate could increase and property taxes will be increased. Since, we have many retired seniors living in our area, this would be detrimental to their budget.
 - Break up the monopoly that R&R Cable/Phone Company. That exists in Roslyn and Ronald!!!
 - Consider impacts on Re-zoning
 - Preserve historical sites and trails
 - Very concerned with the ability of new land owners to restrict access to public lands. Easements must always be give
 - Some developers are causing water problems and road problems because they are not required to do quality infrastructure work.
 - Roslyn water supply should be guaranteed prior to fragmented development
 - Wildlife habitat preservation should be required.
-

- The Upper County is still part of Kittitas County. SO input from other county residents is important, or it should be! The lower Kittitas County is “down stream”. What is done to the upper county affects the lower county. That maybe a surprise to “Planners”. It is too bad that this is not a “County Plan” – Total County.
 - The whole county needs better zoning to stop the sprawl and there should be a moratorium on any small parcels, less than 10 acres, until appropriate new zoning. Does the county know the effects of the 1400 acres around any SunCadia will have on water table, water quality, transportation routes, fire service, police protection and business?
 - I think preserving the forest, wildlife, agriculture, water resources, and 20+ acreage ranchettes, all go hand in hand to establish the quality of life in upper Kittitas County. Cluster development of acreage parcels under 20 acres has not been developed properly. Most do not have community wells that provide enough water for humans, animals and landscape needs. Small acreage could be parceled around the city. Land should not be sold without proof of water.
 - The land use plan is woefully inadequate to allow indiscriminate subdivision of 3-acre parcels without regard to the impact on the area or the adequacy of water. It seems especially short sighted when the relationship of surface water to ground water is unknown. Lots are divided without regards to the availability of water. It appears such subdivision is automatic which can no longer be tolerated. And it's being done by developers who have no long-term concerns for the area. So it is imperative that the county take the lead as it should. Property rights should not include being able to “short plat” at will. This is disastrous behavior.
 - First my name is Pat McGrann and I'm president of the Sunshine Estates Community Club. I attended the meeting in Ronald which was time well spent. Lisa Parks is doing a good job!! Sunshine Estates is comprised of 76 lots on both sides of Hwy 903 in the Lake Cle Elum areas (south end). The communities concerns are the environmental impact on our area if property east of Sunshine Estates is developed. Examples of concerns as follow: 1) Roads in community are private and should remain so for lot owners and guest. Developers need to provide county how their properties would be accessed without using Wadsworth Loop Road which is maintained by lot owners in the community. 2) When property was cleared, snow runoff problems worsened through our properties, culverts inadequate and flooding is a serious concern. Developers should pay for upgrades as needed. 3) As more wells go in we are subjected to possible water shortage as the water table changes. 4) We would give up privacy. Thank you for reading this and giving consideration to the issues I presented.
 - The county procedures must be changed for the water supply, infrastructure and public services must be addressed when application is filed. The county commissioners should hold meetings in the upper county when things affect the upper county are being discussed. Written letters should be sent to all people in that area, instead of a few about the development which will take place. Have the county stop issuing rezone permits for the next five years.
-

- I don't think you can write standards that create good design. What I think is important is a process for notification of building activity and an opportunity for people to comment. I think the boards in King County work well for project notification as it isn't always adjacent property owners that would like to know what is going on.
 - Planning procedures at the county level must be changed so the concerns for the water supply infrastructure and public services may be addressed when application for a project is first filled rather than after unit developments and other development are begun. This will require in the county comprehensive plan and in some county codes. The advisory committees should be allowed to work on these changes. Something must be done to slow the rate of growth in the county. The way the public is notified pending projects must be changes. Make sure that the public is aware of pending actions that may affect them, written notification, etc. The county commissioners, planning commission etc. should hold meeting in Upper County when things affect the upper county are being decided. We are the ones who are being affected not the lower county. We should decide what we want in the upper county. The lower county would care less if we are one populated can't handle all this growth. A large number of upper county residents are elderly can't drive to Ellensburg in bad weather or dark. They do that so we can't make it and the make the decisions for us. I'm 86 years old and am unhappy to see what's happening to our upper county instead of piece and quiet we will be like Seattle pretty soon.
 - Please consider: as speculators purchase homes in developed cities, property taxes rise, squeezing out locals. Water and sewer rates are going up too. Cost of living is going up too. Where do the squeezed out locals go? The rich get richer because the county allows them too. They buy votes! My vision would be that Suncadia would disappear and with it sapphire skies, the Weis weirdos and Pat Deneen.
 - Something must be done to slow the rate of growth in the county. To few are making all the decisions and don't know our area. More meetings should be in the upper county. You can't compare the upper county with the lower county in plans for development
 - Forest lands should remain in forest production – be careful or there will be no sustainable forest lands left for cutting
 - Beware of the developer, the realtor and the speculator mentality – they think only about the money they will make. We are being overrun by them here. They line!
 - Traffic is already horrible through Roslyn – construction traffic all the time, shaking our historic buildings as they barrel up Highway 903! With little regard for kids or pets, or old people Hwy 903. it's lovely. I hear Paul Bennett is think about alternate routes – where? Through wildlife habitat? Through Suncadia? Yeah! Go for it Paul!
 - Stop the growth too much too fast. We need more law enforcement. Three deputies to cover upper county we only gave. Get permits to start a project instead of going ahead and then going to the county to get a permit. Don't go small then three acres per development. Lack of water will have water rationing
-

due to drought this summer. Too much development will destroy animal habitat. Peaceful lifestyle of the upper county will be destroyed with heavy traffic when new development starts. Higher taxes, when development comes to an area. Too many gated roads to hunting fishing areas. Need more public access.

- The county plan was written as a way around GMA. It appears to comply but exempts most development from environmental review. Growth is being directed to newly created 3-acre parcels and not existing urban areas. Forest resource lands and ag resource lands are being covered with low density sprawl development. The rapid conversion of 12 square miles of Plum Creek timberlands into various low density sprawl developments is destroying Upper County. Its historic communities joining together into a R-3 nightmare. There is not enough water to support this level of growth.
- Don't let Issaquah happened here. We need to not let the 3-acre rezoned areas develop into full blown residential messes. We need to protect the wildlife. We need to protect the forest resource lands so that there will be trees to cut long into the future ground water and surface water are connected and exempt wells need to stop being allowed. Too bad the USFS doesn't own all the forest lands up here.
- We citizens have a long-term commitment to this area. Developers do not. Please keep that in mind. They only want to make money. We live here. They won't stay. 3-acre rezoned forest lands should be made to cluster homes in tight little areas and leave the rest native species and wildlife habitat. No more exempt wells should be allowed
- I think that there should be a place for name and address, so developer and anyone else can't fill out a bunch of these.

Other Public Comments

March 30,2005

To: Kittitas County Conference of Governments Land Use Advisory Committee

From: Duane Fluent
650 Goat Peak Ranch Road
Cle Elum WA 98922

In our planning for the future we need to provide for access to the environment that attracts most people to this area. Most people are escaping from an urban area of traffic and congestion to a rural, almost wilderness setting – in their minds at least.

They, and those who live here already, have many and varied interests. They may want to find mushrooms, hike, ski cross country, bike, snow machine, ride horses or many other activities related to the open spaces provided by our National Forests, DNR lands, and other areas that have had public access in the recent past.

Access to these lands is being curtailed more and more by private ownership. The owners are constrained by possible liability claims and other monetary considerations that they believe reduce their property desirability. We need to plan for a development scenario that allows for access for these many and varied uses.

Thank you.

Duane Fluent

A handwritten signature in cursive script, appearing to read "Duane M. Fluent".

Attn: Lorna Kenny
To: Regional Land Use Committee
Re: UKC Vision Plan
From: Lila Hanson, 674-2748
June 6, 2005

It has come to our attention that this vision plan may in some way involve our farm but we have never been so notified, nor have we seen a map of the area that includes us. However we want to reserve our right to comment on this vision plan if it were to concern us at some later date.

The media indicates that today is the last day for comments and this response is to be certain that you are not assuming our participation when there is no reason to believe that we are involved at all.

If otherwise, please advise in writing and extend the comment period and give notice so that everyone under the jurisdiction of the plan will be made aware that they are and then have a reasonable opportunity to comment.

Thank you for your attention to this matter.

*Lila Hanson,
Sweet Prairie Farms
509-674-2748*

RECEIVED
JUN 7 2005
KITITAS COUNTY
CO. S

June 6, 2005
POB 622
Roslyn, WA 98941

Members of the RLUAC and KCOG

Hello:

I have had a limited amount of time to study the RLUAC Vision Plan but I would like to offer support for its conclusions, and especially for its "Next Steps-- Where do we go from here?"

It is imperative that the perspectives and recommendations of this plan be prepared for implementation as quickly as possible:

- 1) changes in public notice and meetings procedures
- 2) several Comprehensive Plan Amendments in 2005 to allow future implementation of this Plan's recommendations, and
- 3) authorization and resources allocated to ensure the additional planning and preparations required to prepare a cohesive package of additional Comprehensive Plan amendments and changes in Comprehensive Planning Policies in 2006.

I wish there was more time allowed for public response to the Plan so that I could have made more detailed comments.

Ellie Belew

RECEIVED
JUN 7 2005
KITITAS COUNTY
CDS

Lisa Parks

From: "Mike Robertson" <MHR@Eltel.net>
To: <acgplan@nwi.net>
Cc: "Lorna A. Kenny" <lorna@co.kittitas.wa.us>; "Darryl Piercy" <darryl.piercy@co.kittitas.wa.us>;
"Jan Sharar" <janshar@co.kittitas.wa.us>
Sent: Tuesday, June 07, 2005 4:55 PM
Subject: Upper Kittitas County Vision Plan - Comments from Mike Robertson

To:

Lisa Parks, AICP
Alliance Consulting Group, Inc
acgplan@nwi.net

CC:

Lorna A. Kenny
lorna@co.kittitas.wa.us

Darryl Piercy
Kittitas County Community Development Services
darryl.piercy@co.kittitas.wa.us

Jan Sharar
Kittitas County Community Development Services
janshar@co.kittitas.wa.us

Lisa,

Thanks so much for forwarding me the draft copy of the Upper Kittitas County Vision Plan. It appears the two questions you want answered are:

- * What do you believe are your community's positive qualities?
- * What do you believe are potential threats to those positive qualities in the future?

Probably the single most important reason people love living here (and continue to move here) is the rural atmosphere.

I know most of the input provided so far has focused on residential growth without proportional county service infrastructure growth, but my greatest fear is the potential industrialization of the whole county due to the pending development of commercial wind farms. Today's county land use laws require assessment of each individual proposed project on a one-by-one basis. The developers have VERY deep pockets and individual residents have to fight for years to protect their property.

The Comprehensive Plan needs to clearly define areas within Kittitas County

6/8/2005

Jan Sharar

From: Geoff Saunders [geoff@geoffsaunders.com]
Sent: Tuesday, June 07, 2005 12:53 PM
To: acgplan@nwi.net
Cc: Lorna A. Kenny; Jan Sharar; Darryl Piercy
Subject: comments for Upper Kittitas County Vision Plan

I'd like to provide my comments for the Upper Kittitas County Vision Plan that you are developing. The single most positive quality of the Upper County - in fact, the entire county - is the lack of industrialization. Not only does this make the Upper County a very desirable place to live, but keeping the area free of industrialization is vital for tourism, on which we depend heavily.

Currently the county is being threatened by three enormous electrical wind energy power plants, which would together occupy tens of thousands of acres. This is the tip of the iceberg: if these are approved then more companies will apply for permits to build more huge wind farms. Our county's Comprehensive Plan should identify areas where such industrial projects are permitted - if there are any appropriate areas in the county - and they must be prohibited from all other areas. Right now, proposed windfarm projects must be dealt with on a case-by-case basis, each one taking years and causing terrible uncertainty and fear in the community. Currently everywhere in the county is "fair game" for these large-scale industrial projects - in the future they must be restricted to a few designated areas away from populated areas and away from areas of scenic value.

Please incorporate my comments into your Vision Plan for the Upper County.

Thank you.

Geoff Saunders
8241 Elk Springs Rd.
Ellensburg, WA 98926

Lisa Parks

From: "Anne Norment" <mex2011@yahoo.com>
To: <acgplan@nwi.net>
Cc: <lorna@co.kittitas.wa.us>; <janshar@co.kittitas.wa.us>; <darryl.piercy@co.kittitas.wa.us>;
"Lawson Schaller" <found1dog@yahoo.com>
Sent: Thursday, June 09, 2005 2:50 PM
Subject: Kittitas County Comprehensive plan

Anne Norment
Lawson Schaller
Lot 5, Teanaway Heights
Kittitas County

Lisa Parks
Alliance Consulting Group
Re: Kittitas County Comprehensive Plan

Dear Ms. Parks:

My husband and I are Washington State residents and own a parcel of land in the Teanaway Heights area, near the Hwy 97 corridor. I am currently writing this email while traveling in Mexico so please forgive any oddities that may arise due to the differences in keyboards here.

We purchased our land in Kittitas county because we highly value the natural beauty and recreational character of the area. We enjoy the hiking, access to wildlife and beautiful countryside that Kittitas county offers but more importantly its tranquility and magnificent vistas. We also enjoy the agricultural nature of the region and think this is important for Washington State in terms of local food production. We see that the area is developing on an increasing level for ecotourism as others are drawn to the area for the same reason. This type of tourism could continue to strengthen the economy of the area while preserving its natural character. Thus we strongly support development of the area in a way that sustains the agricultural character but also preserves the value for ecotourism.

We see the proposed wind farm development projects (especially the proposed projects along the Hwy 97 corridor and near the Reecer Creek area) as very serious threats to the tranquil recreational character of the area as well as to wildlife. We have attended multiple hearings to convey this message. It is shocking to think that Hwy 97 has been considered as a National Scenic Byway and that a windfarm project on a massive industrial scale is being proposed for the same site. We understand very well that the wind farms would consist of 50-100 300 foot high towers that would likely require strobe lighting at night to meet FAA requirements. There is simply no possible way for Enxco or Zilkha to mitigate the loss of recreational value to the area that would be sustained by these developments. For example a significant recreational value of the area is for star gazing due to the clear skies free from light pollution. This would be severely impacted by such a project. Enxco actually has proposed mitigation for loss of view by providing window coverings for residents in the areas affected. However people move to the area to see the uninterrupted views of mountains in the distance. Another issue is the noise impact of the windfarms to local residents. We also enjoy observing the bats, bald and golden eagles as well as great horned owls near our property. We are quite concerned about the impact of the wind farms on the local bird populations.

The comprehensive plan needs to be strengthened to support the recreational and natural character of the area. We believe that the economic benefit of this would far out weigh any possible benefit that might come from large wind farm development or other industrial projects. There is significant benefit to the area in terms of jobs for construction of small cabins as well as local businesses. With construction of the wind farms many area residents will see their property values drop and thus a loss of

6/10/2005

where wind farms are permitted and where they are absolutely not allowed. The Kittitas 'Upper' County is one of the places that should be considered off limits (and there are certainly other areas in the valley). Industrialization of the county would be even more disastrous than residential growth.

Regards,

Mike Robertson
4101 Bettas Rd.
Cle Elum WA
98922

(509) 857-2113

mhr@elltel.net

6/8/2005