



# Public Open House #2 Summary

Kittitas County Comprehensive Plan Compliance 2012



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Comprehensive Plan Compliance 2012 ■ Kittitas County ■ March 2012

Prepared by:

Kittitas County Community Development Services  
411 North Ruby, Suite 1  
Ellensburg, WA 98926  
Contact: Doc Hansen, Planning Official  
509-962-7506



Van Ness Feldman GordonDerr  
2025 First Avenue, Suite 500  
Seattle, WA 98121  
Contact: Anna M. Nelson, AICP  
206-382-9540



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# 1. Introduction

Open House #2, the second of a series of public participation meetings in the update of the Kittitas County Comprehensive Plan to meet issues of GMA compliance, was designed to obtain participants' ideas towards potential map changes in the Comprehensive Plan. To obtain these responses, Community Development Services hosted two meetings in Cle Elum and Ellensburg, at the same sites as the first Open House. Participants were asked to provide their issues and concerns regarding specific geographic County areas, even to the parcel level. The first of a series of open house events, held in March, was designed to meet and talk with people wishing to participate in the process of amending the Rural Element of the County's Comprehensive Plan. The format of Open House #2 was much like the first. Each meeting was informal, as staff discussed with participants potential areas of concern that they may wish to address. The twelve subareas were, again, identified to the participants in order to allow them to be as specific as possible in expressing their concerns.

## 1.1 Open House Goals

Goals of the first open house included:

- Meeting citizens on a one-to-one basis to discuss personal land use issues in the County or their particular area;
- Having people fill out a general questionnaire designed to find out their perception of what the term "rural" meant to them;
- To inform attendees of following meetings and what they might expect at future meetings;
- To answer any questions citizens might have about the process or about planned processes.

Goals of the Open House #2 were similar although more detailed information was sought.

Specifically, goals of Open House #2 included:

- To continue answering questions from participants regarding the process of plan development and defining issues that must be addressed to meet GMA compliance;
- To permit participants to continue to speak out on any of their perceived land use issues and to use those comments, wherever possible, in the amendment of the Plan or land use ordinances to meet GMA compliance;
- To continue the opportunity for participants to respond to the general questionnaire from citizens who had not yet participated so that the County could obtain their views of "rural" and what they wanted to protect and/or change.

## 1.2 Notification

On April 10, 2012 notification of the April 17 and April 18 meetings was placed on the official website of the County, and an email was sent to subscribers of the County web page update alert service. A card of notification was sent to the Daily.

Again, the owners of AG-3, AG-5, R-3 and R-5 zoned property were mailed a specific postcard-sized announcement of the meetings as well as the sign-in participants attending the first meeting. The

postcard was also sent to interested parties listed on the master mailing list for the Comprehensive Plan Compliance 2012 project. Almost 5000 of these postcards were mailed by Kittitas County to persons or corporations identified as the owners of these zoned properties. The postcard notices indicated the time and location of both meetings for Open House #2. Notification postcard sent out are provided in Appendix A.

### 1.3 Materials Provided

As in Open House #1, a handout was provided to each of the participants. This handout stated the purposes of the meeting included "to build on the mapping formation from the March open house events," and to incorporate their input on developing new criteria for mapping rural land use classifications. The meeting was also intended to have public indicate their preference of particular rural zones on a particular parcel or a portion of the area in which they were interested. The handout outlined the existing text of the Comprehensive Plan's "Rural" section which could be considered partial criteria when suggesting a plan classification. Additionally, the third and last pages of the handout outlined the "purpose and intent" of each of the zones within the existing zoning ordinance so that they knew what the zone is intended to accomplish. The handout was posted on the website to provide information for those who were unable to attend the Open House. A section of the existing zoning ordinance for the Rural 3 and the Rural 5 zones was printed out to demonstrate that the only differences between the zones was the minimum lot size.

Participants of the Open House #2 were also given draft criteria that may be used by the County to determine the Land Use Plan Designations for particular County rural parcels, and draft criteria that might be used in potential zone classifications to incorporate the Plan. An 11" X 17" uncolored map of each subarea's Development Pattern was provided at each of the subarea tables so that participants could indicate on the maps their land use designation or zone they desired based upon the criteria. The participants were also encourage to make any statement upon the map that they wished.

Comment cards were placed at each table permitting opportunity for individuals to place any statements they might have toward the GMA compliance effort. As in Open House #1, participants were given the general questionnaire that was posted on the website in order to increase the number of responses. They were informed that the questionnaires would be received until the middle of June when the last Open House would be held. They were informed that comments would be accepted through the entire process.

All of the materials provided the participants of Open House #2 is provided in Appendix B.

### 1.4 Format

Similar to Open House #1, Tables were set throughout the auditoriums where the meetings were held in order to encourage individual interaction. A sign-in table was set at the entry of each auditorium where attendees were provided the printed handouts described above. Attendees when

presented the general questionnaire were told that the questionnaires were being accepted until mid-June which is described on the County's webpage. Attendees were greeted as they arrived and the purpose of the meeting described to them. Staff directed participants to a table displaying the map of the subarea in which they were interested, and at the table or near the map, they were individually provided description of the information sought. Criteria was explained and the particular location of their interest was pointed out on the maps at the table.

Because there were few individuals attending the Open House in Ellensburg, a general announcement was made only at the Cle Elum Open House at approximately 6:50 p.m. Simple instructions and a descriptions of the information sought were briefly explained to the whole group. Since the attendance at both meetings was small, the interaction between staff and individuals was functional and any group-wide announcement would interrupt such interaction. Many took little time in expressing their concerns. As at Open House #1, all were encouraged to complete the general questionnaire before leaving the meeting. Staff met as many participants as possible by roaming throughout the auditorium and providing information about the process being conducted. Most people had left each meeting before 8:00 p.m. when the meetings were scheduled to end.

#### 1.5 Attendance

At Open House #2 in Cle Elum, it is estimated that approximately 35 people attended the meeting. Twenty-eight (29) attendees signed in on the sign-in sheet who wanted follow-up notice of future meetings and activities regarding the process. Approximately 15 people attended the Ellensburg Open House #2.

Nine additional questionnaires were received at both meetings.

#### 1.6 Project Schedule and Next Steps

Open House #3 is tentatively scheduled to be held on Tuesday, June 12 and Wednesday, June 13. The final Open House will be announced in the local paper, on the County's website and to attendees of Open House #1. Open House #3 is intended to describe the potential changes that may occur within the Plan and the current County Code in order to meet public concern and to meet Growth Management Compliance. The meeting will be set in the same individual table layout so that people can examine potential areas that are likely to change in some manner and staff can explain why of changes in each area is being considered. The County expects positive and negative response from the public regarding the draft changes proposed, and staff will address expressed concerns as a result of these potential changes. Responses received and suggested changes to the proposals will be recorded and passed to the legislative bodies making recommendations and decisions.

## 2. Results from Open House #2

The major objectives of the Open House #2 events was to show the public criteria being considered by the County in reclassifying Land Use designations of the Comprehensive Plan, and to explain the criteria used in justifying the zone reclassifications within the rural area of the County. Many of the

responses received were generally parcel related and reflected concerns of the respondent's particular properties. Many of the responses suggested no change in the Plan or ordinances.

## 2.1 Open House Locations

The Open House #2 at Cle Elum was started on schedule at 6:30 p.m. on Tuesday, April 17, 2012 at the Walter Strom Middle School in the Multipurpose Room. The Open House in Ellensburg was, again, held on April 18, 2012 at the Teanaway Hall at the Kittitas County Fairgrounds. Final Open Houses are planned in these locations as well.

### 2.1.1 Comments Received from New Questionnaires

As in the first Open House, most of the comments received from people attending from the Upper Kittitas Open House were in favor of preserving the "rural" environment in which they lived. People responding to the questionnaire at this Open House have lived in the County an average of 19 years, very similar to the questionnaires received in the first public interaction. One person indicated that they did not live within the County, but owned land within the County. Most respondents resided throughout the Upper Kittitas area.

Unlike the first Open House, there were more people indicating that they were in favor of development opportunities, particularly in the West Siding subarea. However, most of the respondents like in the first Open House indicated that they wanted protection of open space, wildlife, agriculture activities. Many disliked the three acre zones because they felt it hindered open, rural environment preservation of the open environment desired. Several people from the Lower Kittitas County area were in favor of some type of development opportunity. Answers to the questionnaire are provided in Appendix C.

Individual comments presented on the postcards are also shown in Appendix C. One of the comments elaborated on the need to protect existing lands from future flooding. Another comment emphasized the need to protect the agriculture environment.

### 2.1.2 Comments Received from Public Upon Subarea Maps

Appendix D shows the maps with public comments that were returned to the County. Most of the maps returned for consideration were from those who reside in the "West Ellensburg" subarea. Many respondents from this subarea indicated that they wished areas to be designated "Rural Working Lands" which would encourage large lot zones such as Agriculture 20 or Forest and Range zones. Several respondents in this area wanted to keep opportunity for development by classifying lands, particularly in the western portion of the subarea to Rural Residential or Rural Transitional designations which would permit R-3 and R-5 zones. Most of the respondents identified their issues to particular "spots" or small spaces within the subarea.

Several people provided comments related to the Teanaway/Swauk Prairie subarea. All were suggesting "Rural Natural Resource" or "Rural Working Areas" encouraging Agriculture 20 and Forest and Range zones. One respondent was suggesting a PUD zone on the eastern side of

the subarea. One respondent indicated it necessary to permit farmers to sell parcels no less than 40 acres. Another respondent suggested permitting individual, small commercial activities at familiar local crossroads where small retail could serve the rural residents and farmers working in the subarea.

Participants providing comments upon the Lower County subarea maps suggested development opportunities north and adjacent to the Ellensburg Urban Growth Area by recommending such areas be designated on the Plan as Rural Transition. Other respondents recommended designations requiring larger minimum lot sizes, and thereby, preserving agricultural activities. One respondent in the West Ellensburg subarea, where there are a number of higher density lots, suggested that areas be zoned Agriculture 20 as it now is. Respondents making suggestion in the northern Reecer Creek subarea and the Manastash subarea suggested that the areas be designated as "Rural Natural Resource" encouraging Agriculture 20 and Forest and Range zones in order to preserve the agriculture activity and open space, and to prevent flood damage.

## Appendix A: Meeting Notification Materials

Following is the notification materials mailed to residents notifying them of the Open House #2 event. The postcard shown was sent to almost 5000 residents owning or residing upon lands within a rural designated area.

KITTITAS COUNTY  
Community Development Services  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926



KITTITAS COUNTY  
COMPREHENSIVE PLAN COMPLIANCE 2012 PROJECT  
PUBLIC MEETINGS: 6:30 P.M. TO 8:00 P.M.  
April 17<sup>th</sup> at 2694 SR 903, Cle Elum, WA 98922  
April 18<sup>th</sup> at 512 N Poplar St, Ellensburg, WA 98926

The County will be hosting two public meeting follow-up open house events to obtain continued feedback from the community about recent progress on the County's Comprehensive Plan Compliance 2012 project, the County's current effort to revise its Comprehensive Plan and Development Regulations to meet state Growth Management Act (GMA) requirements.

These public meetings will provide more detailed focus on providing a preliminary assessment of the "rural character" of the County, including information on existing and past land use patterns and landscapes, identification of issues necessary to protect or enhance "rural" in Kittitas County, and change that is occurring to rural land uses. Updates of information on the expansion of the City of Kittitas Urban Growth Area will also be discussed. An informal discussion on these issues will take place at the following meetings:

Tuesday, April 17, 6:30 p.m.	Walter Strom Middle School, Multi-Purpose Room, Cle Elum
Wednesday, April 18, 6:30 p.m.	Teanaway Hall, Kittitas County Fairgrounds Event Center, Ellensburg

**Background:** The Eastern Washington Growth Hearings Board issued an [Order Following Remand from the Washington State Supreme Court in matters 07-1-0004c and 07-1-0015 dated November 7th of 2011](#), finding the County's Comprehensive Plan and Development Regulations to be in compliance for some issues and continued noncompliance and invalidity for other issues.

**More Information:** For more information and to track this project's progress, please visit <http://www.co.kittitas.wa.us/cds/compliance-2012>.

**From:** no-reply\_ENSS@co.kittitas.wa.us  
**Sent:** Friday, March 16, 2012 12:09 PM  
**To:** Mandy Weed  
**Subject:** ENSS summary

Your e-mail, **Update Regarding Comprehensive Plan Compliance 2012 Project**, was sent to the following recipients:

- [mandy.weed@co.kittitas.wa.us](mailto:mandy.weed@co.kittitas.wa.us)
- [jim.goeben@co.kittitas.wa.us](mailto:jim.goeben@co.kittitas.wa.us)
- [lindseyozbolt@gmail.com](mailto:lindseyozbolt@gmail.com)
- [Land@SteveJensenHomes.com](mailto:Land@SteveJensenHomes.com)
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- [joanna.valencia@gmail.com](mailto:joanna.valencia@gmail.com)
- [leriandvicki@hotmail.com](mailto:leriandvicki@hotmail.com)
- [jonine@inlandnet.com](mailto:jonine@inlandnet.com)
- [eric.pennala@esmcivil.com](mailto:eric.pennala@esmcivil.com)
- [micaelaj@johnlscott.com](mailto:micaelaj@johnlscott.com)
- [fennelle@kvalley.com](mailto:fennelle@kvalley.com)
- [jskvarla@aol.com](mailto:jskvarla@aol.com)
- [sherrier@johnlscott.com](mailto:sherrier@johnlscott.com)
- [larry.dcd@att.net](mailto:larry.dcd@att.net)
- [ngoodrich@encompasses.net](mailto:ngoodrich@encompasses.net)
- [scottking1987@hotmail.com](mailto:scottking1987@hotmail.com)
- [dreier@inlandnet.com](mailto:dreier@inlandnet.com)
- [cnshawk@comcast.com](mailto:cnshawk@comcast.com)
- [dandevaux@aol.com](mailto:dandevaux@aol.com)
- [teskemst@dfw.wa.gov](mailto:teskemst@dfw.wa.gov)
- [chad@futurewise.org](mailto:chad@futurewise.org)
- [FallLineConstruction@centurytel.net](mailto:FallLineConstruction@centurytel.net)
- [susanblack@seanet.com](mailto:susanblack@seanet.com)
- [dbrewster.sl@boothcreek.com](mailto:dbrewster.sl@boothcreek.com)
- [gerrylindaski1@msn.com](mailto:gerrylindaski1@msn.com)
- [tlenihan@snopassutility.com](mailto:tlenihan@snopassutility.com)
- [gw\\_sea@hotmail.com](mailto:gw_sea@hotmail.com)
- [mvanderson03@aol.com](mailto:mvanderson03@aol.com)
- [traci@shallbetterlaw.com](mailto:traci@shallbetterlaw.com)
- [jwatkins@conservationnw.org](mailto:jwatkins@conservationnw.org)
- [bday@raedeke.com](mailto:bday@raedeke.com)
- [efis@aol.com](mailto:efis@aol.com)
- [info@clovecrest.com](mailto:info@clovecrest.com)
- [abakalian@hansonbaker.com](mailto:abakalian@hansonbaker.com)
- [p2oh@yahoo.com](mailto:p2oh@yahoo.com)
- [rangrisano@purenickel.com](mailto:rangrisano@purenickel.com)
- [bob@ravedved.com](mailto:bob@ravedved.com)
- [allison@vernon.cc](mailto:allison@vernon.cc)
- [barbara@nashjonesanderson.com](mailto:barbara@nashjonesanderson.com)
- [kevin@pillardevelopment.us](mailto:kevin@pillardevelopment.us)
- [marty.knudson@elltel.net](mailto:marty.knudson@elltel.net)
- [jwalsh@cwhba.org](mailto:jwalsh@cwhba.org)
- [casey@matheuslumber.com](mailto:casey@matheuslumber.com)

- [terrijester@gwestoffice.net](mailto:terrijester@gwestoffice.net)
- [rfeb@elltel.net](mailto:rfeb@elltel.net)
- [officerssharp@yahoo.com](mailto:officerssharp@yahoo.com)
- [brad@knudsonlumber.com](mailto:brad@knudsonlumber.com)
- [paulc@marsonandmarson.com](mailto:paulc@marsonandmarson.com)
- [jeffm@vhwindows.com](mailto:jeffm@vhwindows.com)
- [lrwa@att.net](mailto:lrwa@att.net)
- [itmco@inbox.com](mailto:itmco@inbox.com)
- [jerrym@hansellmitzel.com](mailto:jerrym@hansellmitzel.com)
- [ron@ellensburg-chamber.com](mailto:ron@ellensburg-chamber.com)
- [jastubbs98@msn.com](mailto:jastubbs98@msn.com)
- [eds@emypeople.net](mailto:eds@emypeople.net)
- [grahamedward@msn.com](mailto:grahamedward@msn.com)
- [jihutch@ellensburgcement.com](mailto:jihutch@ellensburgcement.com)
- [michaeld@southernchilexp.com](mailto:michaeld@southernchilexp.com)
- [ke7fdm@cablespeed.com](mailto:ke7fdm@cablespeed.com)
- [snoqualmieproperty@yahoo.com](mailto:snoqualmieproperty@yahoo.com)
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- [normdrotning@inlandnet.com](mailto:normdrotning@inlandnet.com)
- [vene@shultsconstruction.com](mailto:vene@shultsconstruction.com)
- [jose@wilbertprecast.com](mailto:jose@wilbertprecast.com)
- [denwray@fairpoint.net](mailto:denwray@fairpoint.net)
- [habakj@yahoo.com](mailto:habakj@yahoo.com)
- [jcrconstructioninc@hotmail.com](mailto:jcrconstructioninc@hotmail.com)
- [Rick.Leib@gmail.com](mailto:Rick.Leib@gmail.com)
- [tcg@wabroadband.com](mailto:tcg@wabroadband.com)
- [artrounds@elltel.net](mailto:artrounds@elltel.net)
- [glen@4darchitects.com](mailto:glen@4darchitects.com)
- [steve@stevesenger.com](mailto:steve@stevesenger.com)
- [rick@nashjonesanderson.com](mailto:rick@nashjonesanderson.com)
- [jay@kcwconstruction.com](mailto:jay@kcwconstruction.com)
- [admin@mfwilliams.net](mailto:admin@mfwilliams.net)
- [hillemann@fairpoint.net](mailto:hillemann@fairpoint.net)
- [allseasons@elltel.net](mailto:allseasons@elltel.net)
- [wedge23@comcast.net](mailto:wedge23@comcast.net)
- [robert@cityofcleelum.com](mailto:robert@cityofcleelum.com)
- [earthinspace@hotmail.com](mailto:earthinspace@hotmail.com)
- [smonahan@ahbl.com](mailto:smonahan@ahbl.com)
- [mark.oneil@wachoviasec.com](mailto:mark.oneil@wachoviasec.com)
- [frankistorlie@yahoo.com](mailto:frankistorlie@yahoo.com)
- [ronlschneider@yahoo.com](mailto:ronlschneider@yahoo.com)
- [stevethomas@tsaarchitects.com](mailto:stevethomas@tsaarchitects.com)
- [marty@knudsonlumber.com](mailto:marty@knudsonlumber.com)
- [pic\\_architect@fairpoint.net](mailto:pic_architect@fairpoint.net)
- [ron\\_whitman@yakima.hilinehomes.com](mailto:ron_whitman@yakima.hilinehomes.com)
- [jewett@pageandbeard.com](mailto:jewett@pageandbeard.com)
- [katk@mfwilliams.net](mailto:katk@mfwilliams.net)
- [darren@covotedesignonline.com](mailto:darren@covotedesignonline.com)
- [info@4darchitects.com](mailto:info@4darchitects.com)
- [stoneriver@inlandwireless.com](mailto:stoneriver@inlandwireless.com)
- [gary@nashjonesanderson.com](mailto:gary@nashjonesanderson.com)
- [romppel@fairpoint.net](mailto:romppel@fairpoint.net)
- [david.bowen@pse.com](mailto:david.bowen@pse.com)
- [TravisG@NinePineDevelopments.com](mailto:TravisG@NinePineDevelopments.com)
- [slawler411@msn.com](mailto:slawler411@msn.com)
- [iimplatt@aol.com](mailto:iimplatt@aol.com)

- [skips@cascadeland.org](mailto:skips@cascadeland.org)
- [sledhead.dave@comcast.net](mailto:sledhead.dave@comcast.net)
- [lmorrison@ellensburgcement.com](mailto:lmorrison@ellensburgcement.com)
- [lawhoeburg@yahoo.com](mailto:lawhoeburg@yahoo.com)
- [chazel@premiergc.com](mailto:chazel@premiergc.com)
- [dbrewster@summiti90.com](mailto:dbrewster@summiti90.com)
- [robertckruse@comcast.net](mailto:robertckruse@comcast.net)
- [bala.ce@gmail.com](mailto:bala.ce@gmail.com)
- [brianmurphy@comcast.net](mailto:brianmurphy@comcast.net)
- [russeldelgesso@gmail.com](mailto:russeldelgesso@gmail.com)
- [michael@mmoorearchitects.com](mailto:michael@mmoorearchitects.com)
- [gary.hammons@earthlink.net](mailto:gary.hammons@earthlink.net)
- [mkeller@triadassociates.net](mailto:mkeller@triadassociates.net)
- [kselby@nbbj.com](mailto:kсельby@nbbj.com)
- [phenixmaps@aol.com](mailto:phenixmaps@aol.com)
- [michaeldar@halcyon.com](mailto:michaeldar@halcyon.com)
- [dnjpiercy@yahoo.com](mailto:dnjpiercy@yahoo.com)
- [tkostanich@summiti90.com](mailto:tkostanich@summiti90.com)
- [chris@stargazerprop.com](mailto:chris@stargazerprop.com)
- [pappasi@kvalley.com](mailto:pappasi@kvalley.com)
- [greggdohrn@comcast.net](mailto:greggdohrn@comcast.net)
- [jmarvin@yakama.com](mailto:jmarvin@yakama.com)
- [ctbena@msn.com](mailto:ctbena@msn.com)
- [yqsmith@fairpoint.net](mailto:yqsmith@fairpoint.net)
- [lynnk@cted.wa.gov](mailto:lynnk@cted.wa.gov)
- [wayne@wlsandassociates.com](mailto:wayne@wlsandassociates.com)
- [alane@cairncross.com](mailto:alane@cairncross.com)
- [hoef1069@yahoo.com](mailto:hoef1069@yahoo.com)
- [lindaatkins@dwt.com](mailto:lindaatkins@dwt.com)
- [paul.jewell@co.kittitas.wa.us](mailto:paul.jewell@co.kittitas.wa.us)
- [davisbi@cleelum.wednet.edu](mailto:davisbi@cleelum.wednet.edu)
- [dmarshall@kellerrohrback.com](mailto:dmarshall@kellerrohrback.com)
- [pwolfson@gordonderr.com](mailto:pwolfson@gordonderr.com)
- [cosmictraveler@comcast.net](mailto:cosmictraveler@comcast.net)
- [mkhoban@inlandnet.com](mailto:mkhoban@inlandnet.com)
- [davissteffens@hotmail.com](mailto:davissteffens@hotmail.com)
- [vicmonahan@hotmail.com](mailto:vicmonahan@hotmail.com)
- [tracyr@msn.com](mailto:tracyr@msn.com)
- [anelson@gordonderr.com](mailto:anelson@gordonderr.com)
- [lanakdb@fairpoint.net](mailto:lanakdb@fairpoint.net)
- [skomorowski@eburglaw.com](mailto:skomorowski@eburglaw.com)
- [jim.denison@lwbsd.com](mailto:jim.denison@lwbsd.com)
- [angela.bugni@co.kittitas.wa.us](mailto:angela.bugni@co.kittitas.wa.us)
- [jslothower@lwbsd.com](mailto:jslothower@lwbsd.com)
- [neil.caulkins@co.kittitas.wa.us](mailto:neil.caulkins@co.kittitas.wa.us)
- [shannon.harwood@co.kittitas.wa.us](mailto:shannon.harwood@co.kittitas.wa.us)
- [lance@technologycat.com](mailto:lance@technologycat.com)
- [lisa.osborn@co.kittitas.wa.us](mailto:lisa.osborn@co.kittitas.wa.us)
- [kathy.boots@co.kittitas.wa.us](mailto:kathy.boots@co.kittitas.wa.us)
- [deankatz@msn.com](mailto:deankatz@msn.com)
- [manastashconcrete@hotmail.com](mailto:manastashconcrete@hotmail.com)
- [bailey\\_lance@yahoo.com](mailto:bailey_lance@yahoo.com)
- [jan.ollivier@co.kittitas.wa.us](mailto:jan.ollivier@co.kittitas.wa.us)
- [ksalvo@cwcmh.org](mailto:ksalvo@cwcmh.org)
- [annew@inlandnet.com](mailto:annew@inlandnet.com)
- [mwicklander@comcast.net](mailto:mwicklander@comcast.net)
- [kcf1@elltel.net](mailto:kcf1@elltel.net)
- [markledwards@comcast.net](mailto:markledwards@comcast.net)
- [dbowen@forestllc.com](mailto:dbowen@forestllc.com)
- [markcraemer@comcast.net](mailto:markcraemer@comcast.net)
- [joconsol@hotmail.com](mailto:joconsol@hotmail.com)

- [jim@goeben.com](mailto:jim@goeben.com)
- [gemnette@fairpoint.net](mailto:gemnette@fairpoint.net)
- [mykeiw@gmail.com](mailto:mykeiw@gmail.com)
- [sprgk247@msn.com](mailto:sprgk247@msn.com)
- [ryan.munsey@sterlingsavings.com](mailto:ryan.munsey@sterlingsavings.com)
- [gkurtz@windermere.com](mailto:gkurtz@windermere.com)
- [gocougs9798@yahoo.com](mailto:gocougs9798@yahoo.com)
- [mark@evergreenvalleyutilities.com](mailto:mark@evergreenvalleyutilities.com)
- [takingiteasy24@yahoo.com](mailto:takingiteasy24@yahoo.com)
- [curtish@inlandnet.com](mailto:curtish@inlandnet.com)
- [jennifer.scott@dfw.wa.gov](mailto:jennifer.scott@dfw.wa.gov)
- [seginr@clearwire.net](mailto:seginr@clearwire.net)
- [bowens@kvnews.com](mailto:bowens@kvnews.com)
- [millerjond@gmail.com](mailto:millerjond@gmail.com)
- [dschott@doharchitects.com](mailto:dschott@doharchitects.com)
- [lcorcoran@uskh.com](mailto:lcorcoran@uskh.com)
- [rcridlebaugh@kvalley.com](mailto:rcridlebaugh@kvalley.com)
- [cindy@nkctribune.com](mailto:cindy@nkctribune.com)
- [chiefkfd@cityofkittitas.com](mailto:chiefkfd@cityofkittitas.com)
- [trsconstruction@msn.com](mailto:trsconstruction@msn.com)
- [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)
- [t.burrows@comcast.net](mailto:t.burrows@comcast.net)
- [mark@hmsarchitectures.com](mailto:mark@hmsarchitectures.com)
- [bhuber82@gmail.com](mailto:bhuber82@gmail.com)
- [g.garcia-flores@co.kittitas.wa.us](mailto:g.garcia-flores@co.kittitas.wa.us)
- [catherine.a.clerf@hotmail.com](mailto:catherine.a.clerf@hotmail.com)
- [hburgess@eisenhowerlaw.com](mailto:hburgess@eisenhowerlaw.com)
- [mottrisk@msn.com](mailto:mottrisk@msn.com)
- [vernon@inlandnet.com](mailto:vernon@inlandnet.com)
- [sandymacham@yahoo.com](mailto:sandymacham@yahoo.com)
- [steve@lwbsd.com](mailto:steve@lwbsd.com)
- [barnesinc@elltel.net](mailto:barnesinc@elltel.net)
- [rjcreamer@msn.com](mailto:rjcreamer@msn.com)
- [ty.goodman@probuild.com](mailto:ty.goodman@probuild.com)
- [dbrandsrud@comcast.net](mailto:dbrandsrud@comcast.net)
- [mike\\_collison@kvalley.com](mailto:mike_collison@kvalley.com)
- [ryanw@gretteassociates.com](mailto:ryanw@gretteassociates.com)
- [elanderson@stoel.com](mailto:elanderson@stoel.com)
- [younger32@yahoo.com](mailto:younger32@yahoo.com)
- [wanda\\_taylor6@yahoo.com](mailto:wanda_taylor6@yahoo.com)
- [erica@sapphireskies.net](mailto:erica@sapphireskies.net)
- [tim@futurewise.org](mailto:tim@futurewise.org)
- [debbiestrand@gmail.com](mailto:debbiestrand@gmail.com)
- [bchrisman@realestatesolve.com](mailto:bchrisman@realestatesolve.com)

## Appendix B: Open House #2 Materials Provided

The following materials were provided those attending the Open House #2 meetings.

- a general handout indicating the sections of the existing Kittitas County Comprehensive Plan and some sections of the existing County Code being considered for change;
- a paper copy of the subarea maps being considered for change;
- a list of the criteria proposed to be used in classifying lands of Kittitas County within the rural areas;
- the general questionnaire available to the public since February.

# Comprehensive Plan Compliance 2012

The main focus of the April open house events is to build on the mapping information from the March open house events, and to incorporate your input on developing new criteria for mapping rural land uses designations and rural zoning. Your input on potential changes to the current County zoning map will also be sought.

The purpose of this handout is to provide information from the current "Rural Lands" chapter of the Comprehensive Plan and the Zoning Code to assist in developing new criteria for mapping rural land uses designations and rural zoning. Draft criteria for rural land uses designations and rural zoning are attached to this handout.

**Below are excerpts from Comprehensive Plan Chapter 8, Rural Lands. Text which may be appropriate for mapping criteria in the future amended Plan is underlined.**

## "8.1 Introduction

Kittitas County's rural land use designation consists of a balance of differing natural features, landscape types and land uses. Rural land uses consist of both dispersed and clustered residential developments, farms, ranches, wooded lots, and small scale commercial and industrial uses that serve rural residents as their primary customer. Rural landscapes encompass the full range of natural features including wide open agriculture and range land, forested expanses, rolling meadows, ridge lines and valley walls, distant vistas, streams and rivers, shorelines and other sensitive areas...." *[emphasis added]*

### "8.2.1. General Uses

The Rural Lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. Many sizes and shapes can be found in the Rural lands, its topography and access variations allow for small to large acreage, economic activities, residential subdivisions, farming, logging, and mining. This rich mix of uses allows the variety of lifestyle choice, which makes up the fabric of rural community life. Some choose a private, more independent lifestyle, or space for small farm activities and children's 4-H projects. Others choose the more compact arrangement found in clustering, with its accompanying open space and close neighbors. The most common uses in rural lands are agriculture and logging, which have been basic industries historically and remain important in terms of employment, income and tax base. Kittitas County will strive to encourage and support these resource-based activities in whatever areas and zones they occur." *[emphasis added]*



## “8.2.2 Description of Rural Lands

Kittitas County lies within the Upper Yakima River watershed near the geographic center of Washington State. Lands range from coniferous forestlands of the mountains and foothills in the north and west to arid rangeland to the south and east. Mountains and high hills ring an extensive irrigated area known as the Kittitas Valley where most of the County’s residents live. The County Seat and Central Washington University reside on the valley floor in the city of Ellensburg. Other incorporated areas throughout Kittitas County include: Cle Elum, South Cle Elum, Roslyn, and Kittitas. These areas have adopted designated Urban Growth Areas (UGA’s). A rural lands designated “Limited Area of More Intensive Rural Development” (LAMIRD) has been assigned to Snoqualmie Pass, Easton, Ronald, Thorp, and Vantage. Other unincorporated communities presumably designated as rural areas include: Liberty, Thrall, Lauderdale, Sunlight Waters, Fairview, Denmark, Badger Pocket, Elk Heights, Teanaway, Reecer Creek, and Sky Meadows, as well as others.

A large portion of Kittitas County contains forested lands. Of these lands, 731,348 acres have been designated as forestlands of long-term commercial significance. Further, 357,527 acres of the valley floor’s agricultural land has been designated as agricultural land of long-term commercial significance. Mining resource lands of long-term commercial significance have also been adopted. With the exclusion of stated incorporated areas, and UGAs all remaining areas will be generally considered to be Rural Lands.”  
*[emphasis added]*

## “8. 4 Government Services in Rural Lands

Government services, which should be available in rural areas, are those which are necessary to protect the public health and safety, such as police protection, public roads, domestic water systems and provisions for public health. Municipal or urban services such as centralized sewage collection and treatment, urban street infrastructure, and storm water systems will not generally be provided by government entities in rural areas. Cities may provide water service beyond a designated urban growth area if the service area is required by agreement through a Coordinated Water Supply Plan. For areas of more intensive rural development established under RCW 36.70A.070(5)(d), public services and facilities necessary to service these areas would be permitted.

Rural residents should expect that public services will not be supplied at the same level that city governments provide. Emergency response times for sheriff, fire departments, medical care, snow removal, etc. will be greater as the distance from urban areas increases. Those choosing to live in rural rather than urban areas must understand and accept these differences in urban and rural services.”



Below are excerpts from Kittitas County Code Title 17, Zoning. The stated “Purpose and Intent” text is from the current code, and may be amended for consistency with the amended Plan.

**Chapter 17.20 RR – RURAL RESIDENTIAL ZONE**

**17.20.010 Purpose and intent.**

The purpose and intent of the Rural Residential zone is to provide for and protect low density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditionally rural land uses will be compatible.

**Chapter 17.28 A-3 - AGRICULTURAL 3 ZONE**

**17.28.010 Purpose and intent.**

The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

**Chapter 17.28A A-5 - AGRICULTURAL 5 ZONE**

**17.28A.010 Purpose and intent.**

The purpose and intent of the agricultural (A-5) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-5 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

**Chapter 17.29 A-20 - AGRICULTURAL 20 ZONE**

**17.29.010 Purpose and intent.**

The agricultural (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture.

**Chapter 17.30 R-3 RURAL-3 ZONE**

**17.30A.010 Purpose and intent.**

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

**Chapter 17.30A R-5 RURAL-5 ZONE**

**17.30A.010 Purpose and intent.**

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

**Chapter 17.36 PLANNED UNIT DEVELOPMENT ZONE**

**17.36.010 Purpose and intent.**

The purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title. This includes:

- a. To allow greater flexibility and to encourage more innovative design for the development of residential areas that is generally possible under conventional zoning and subdivision regulations;
- b. To encourage more economical and efficient use of land, streets, and public services;



- c. To preserve and create usable open space and other amenities superior to conventional developments;
- d. To preserve important natural features of the land, including topography, natural vegetation, and views;
- e. To encourage development of a variety of housing types and densities;
- f. To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible;
- g. To encourage infill development of areas or site characterized by special features of geography, topography, size, shape, or historical legal nonconformity;
- h. To permit flexibility of design that will create desirable public and private open space,; to vary the type, design and layout of buildings,; and to utilize the potentials of individual sites and alternative energy services to the extent possible

**Chapter 17.34 MASTER PLANNED RESORTS**

**17.37.010 Legislative findings, purpose and intent.**

1. Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. Master planned resorts authorized by RCW 36.70A.360 offer an opportunity to utilize these special features for enjoyment and recreational use, while bringing significant economic diversification and benefits to communities. The purpose of this chapter is to establish a master planned resort zoning district to be applied to those properties the board of county commissioners determines are appropriate for development as a master planned resort consistent with county comprehensive plan policies and RCW 36.70A.360.
2. It is the county's intent that a master planned resort be located only on a site of at least 320 contiguous acres.

**Chapter 17.40 C-G GENERAL COMMERCIAL ZONE**

**17.40.010 Purpose and intent.**

The purpose and intent of the general commercial zone is to provide a classification consistent with existing business districts in unincorporated towns (i.e., Vantage, Easton) where a wide range of community retail shops and services are available.

**Chapter 17.44 C-H HIGHWAY COMMERCIAL ZONE**

**17.44.010 Purpose and intent.**

It is the purpose and intent of the highway commercial zone to provide for motorist- tourist dependent businesses having little interdependence and requiring convenient access to passing traffic.

**Chapter 17.48 I-L LIGHT INDUSTRIAL ZONE**

**17.48.010 Purpose and intent.**

The light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses and to protect such districts from encroachment by conflicting land uses. The regulations set out in this chapter shall apply to the light industrial district.

**Chapter 17.56 FOREST AND RANGE ZONE**

**17.56.010 Purpose and intent.**

The purpose and intent of this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged.





Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

**Map 3.2-1d**  
 Snoqualmie/Easton  
 Land Use and Development Pattern  
 in 2011



Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-2d

Salmon La Sac  
 Land Use and Development Pattern  
 in 2011



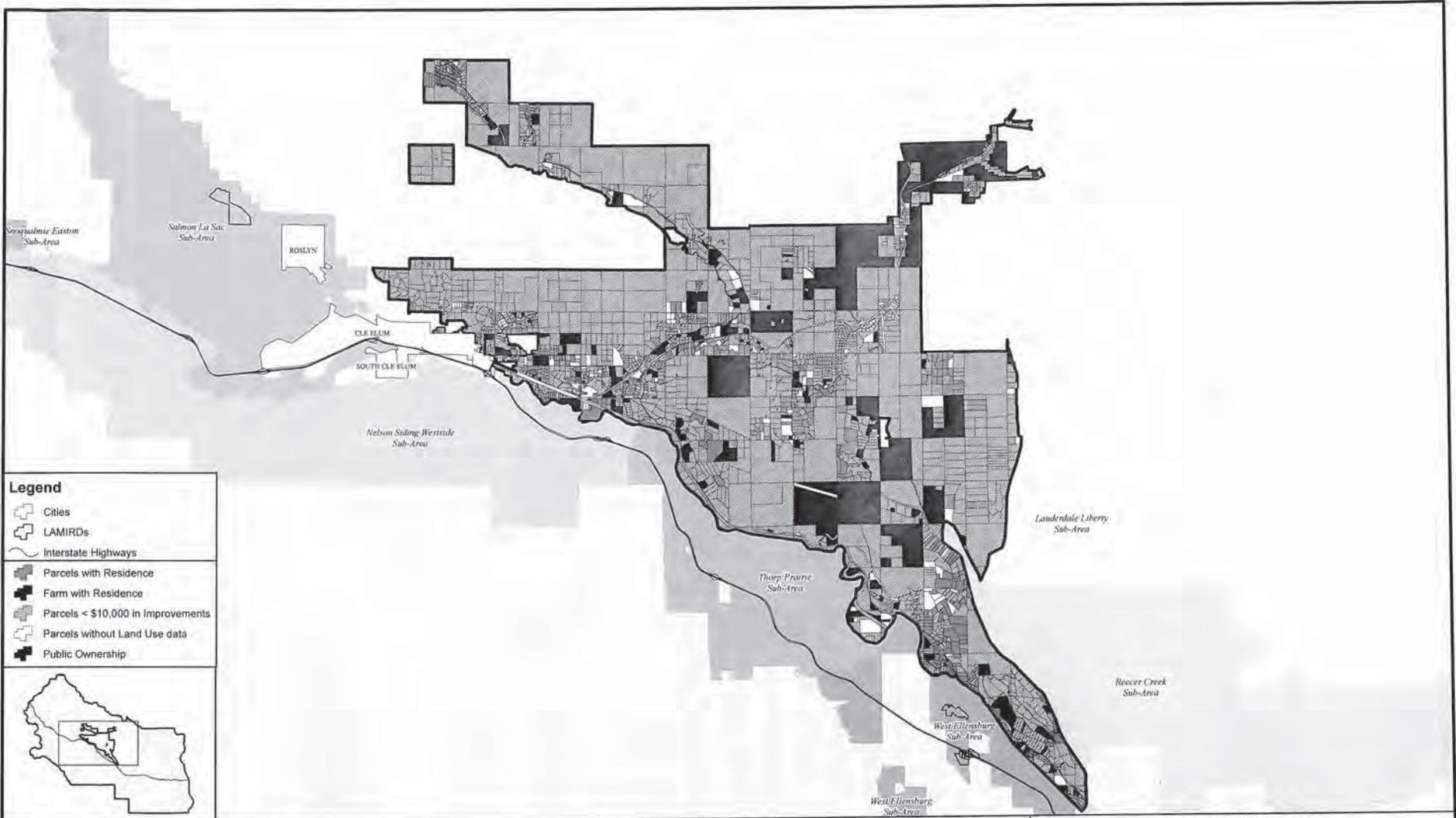
**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership



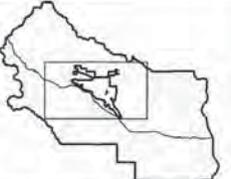
Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-3d  
 Nelson Siding/Westside  
 Land Use and Development Pattern  
 in 2011



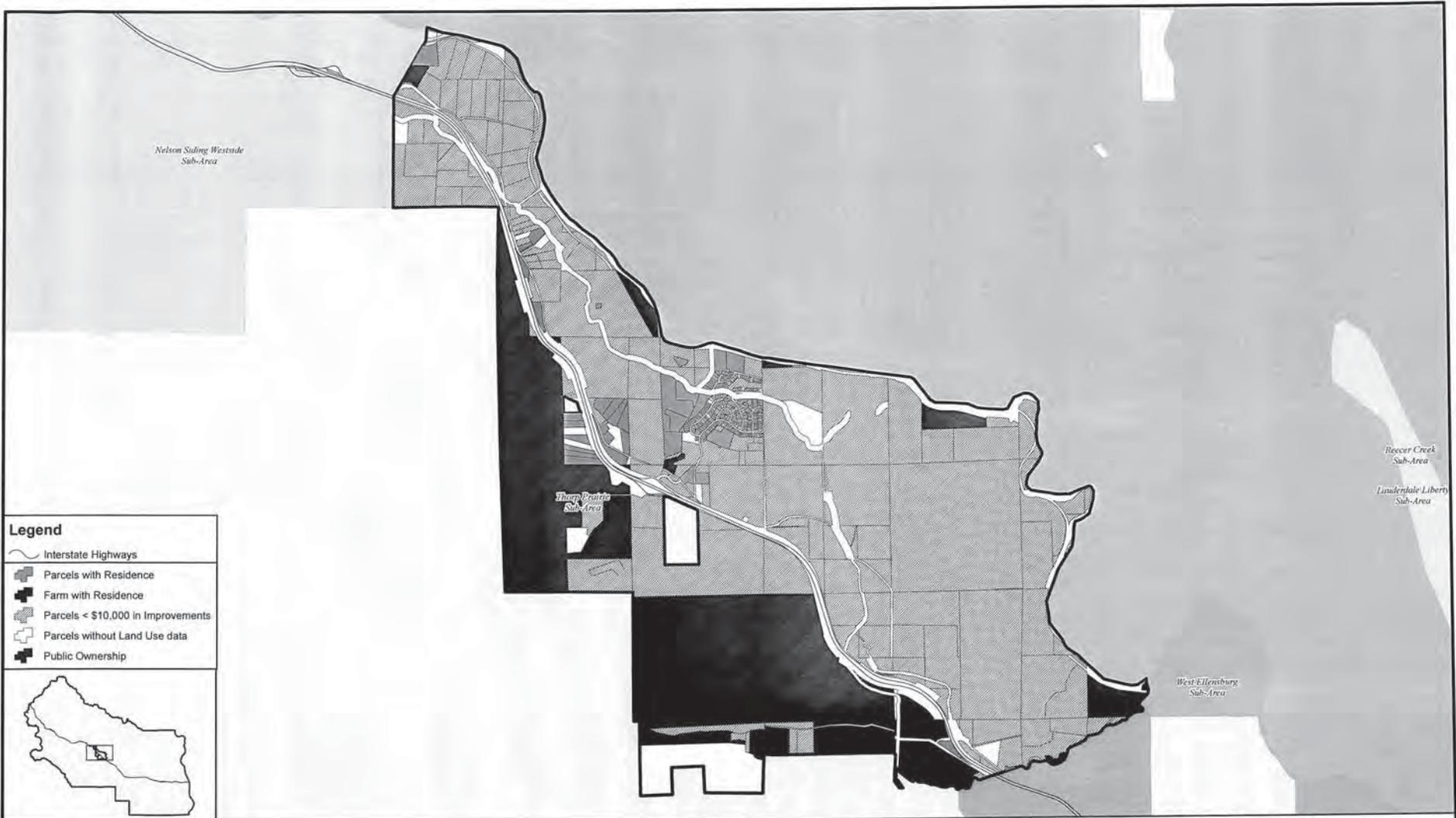
**Legend**

-  Cities
-  LAMIRDs
-  Interstate Highways
-  Parcels with Residence
-  Farm with Residence
-  Parcels < \$10,000 in Improvements
-  Parcels without Land Use data
-  Public Ownership

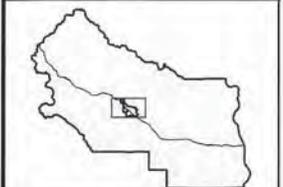



**Growth Management Act Compliance - Preliminary Analysis**  
**Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-4d**  
**Teanaway/Swauk Prairie**  
**Land Use and Development Pattern**  
**in 2011**



- Legend**
- Interstate Highways
  - ▣ Parcels with Residence
  - Farm with Residence
  - ▤ Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
  - Public Ownership

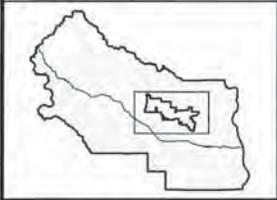


Growth Management Act Compliance - Preliminary Analysis  
 Kirtitas County Comprehensive Plan Compliance 2012

**Map 3.2-5d**  
 Thorp Prairie  
 Land Use and Development Pattern  
 in 2011



- Legend**
-  Cities
  -  Lauderdale Sub-Area Boundary
  -  Interstate Highways
  -  Parcels with Residence
  -  Farm with Residence
  -  Parcels < \$10,000 in Improvements
  -  Parcels without Land Use data
  -  Public Ownership



Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-6d  
 Lauderdale  
 Land Use and Development Pattern  
 in 2011



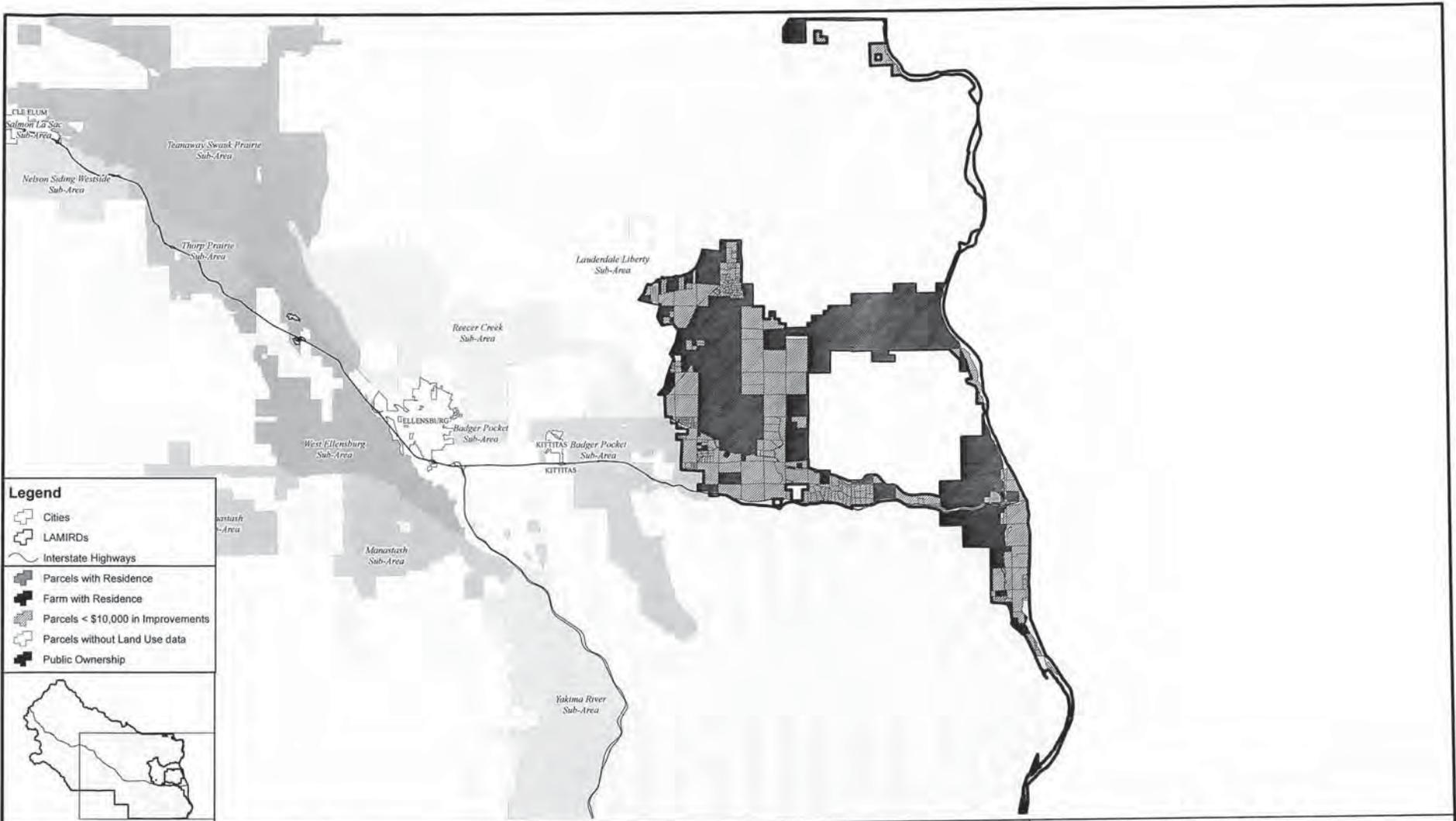
**Legend**

-  Cities
-  LAMIRDs
-  Interstate Highways
-  Parcels with Residence
-  Farm with Residence
-  Parcels < \$10,000 in Improvements
-  Parcels without Land Use data
-  Public Ownership



**Growth Management Act Compliance - Preliminary Analysis**  
**Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-7d**  
**Reecer Creek**  
**Land Use and Development Pattern**  
**in 2011**



**Legend**

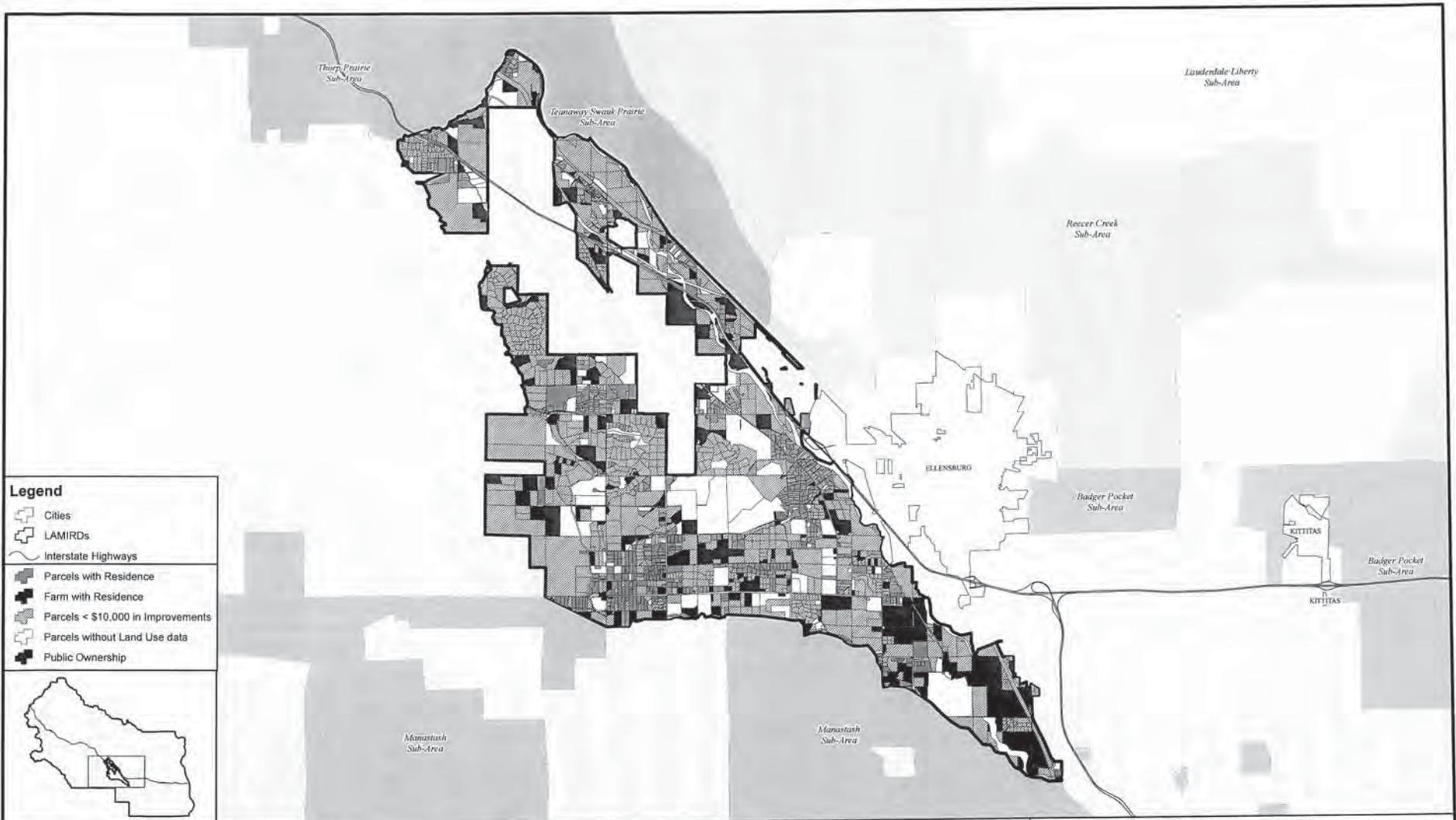
- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership



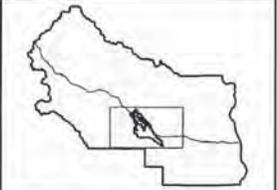
Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-8d

Vantage  
 Land Use and Development Pattern  
 in 2011

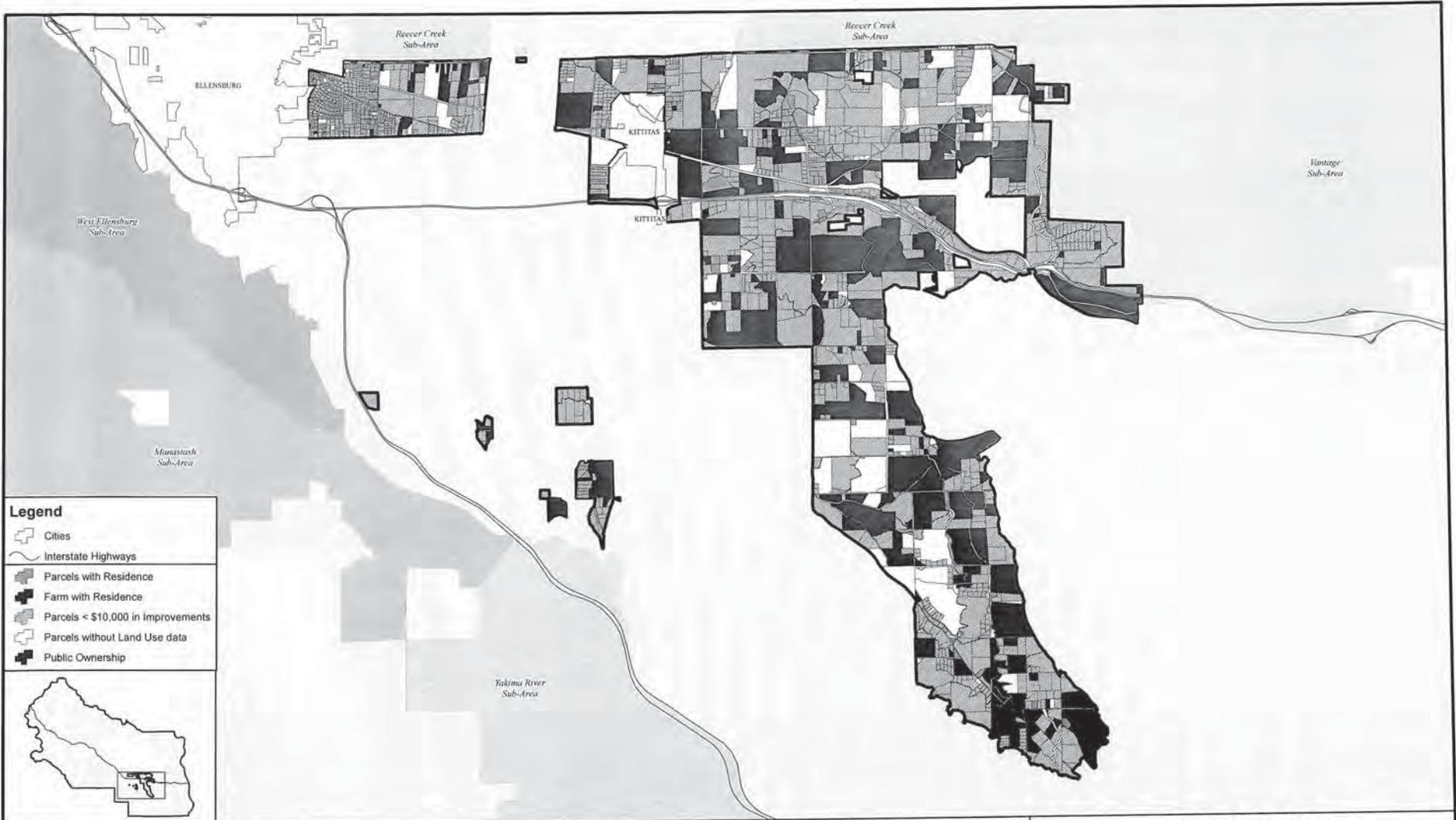


- Legend**
-  Cities
  -  LAMIRDs
  -  Interstate Highways
  -  Parcels with Residence
  -  Farm with Residence
  -  Parcels < \$10,000 in Improvements
  -  Parcels without Land Use data
  -  Public Ownership



**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-9d**  
West Ellensburg  
Land Use and Development Pattern  
in 2011



**Legend**

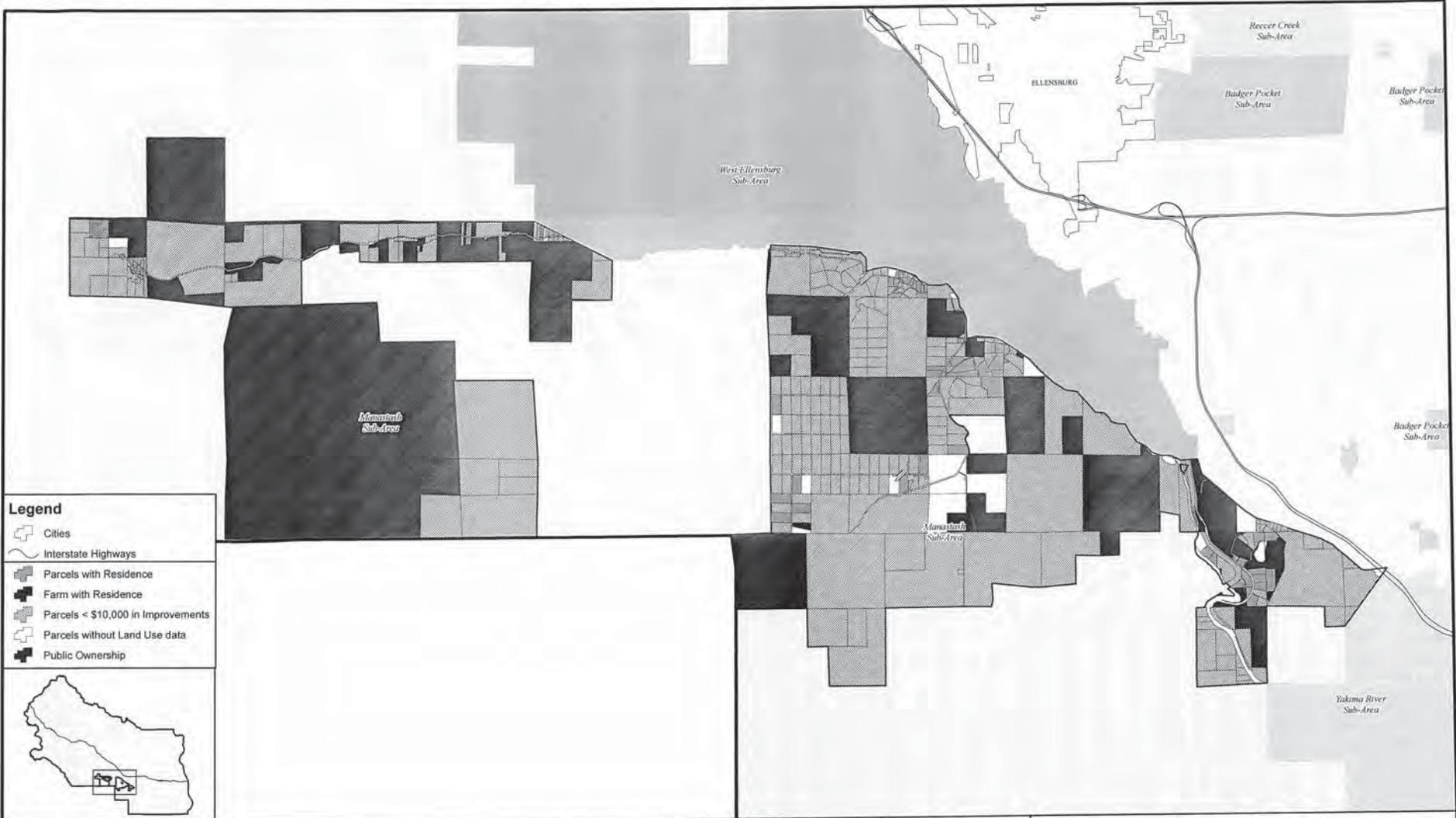
-  Cities
-  Interstate Highways
-  Parcels with Residence
-  Farm with Residence
-  Parcels < \$10,000 in Improvements
-  Parcels without Land Use data
-  Public Ownership



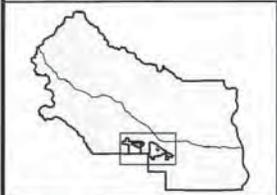

**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-10d**

**Badger Pocket  
Land Use and Development Pattern  
in 2011**

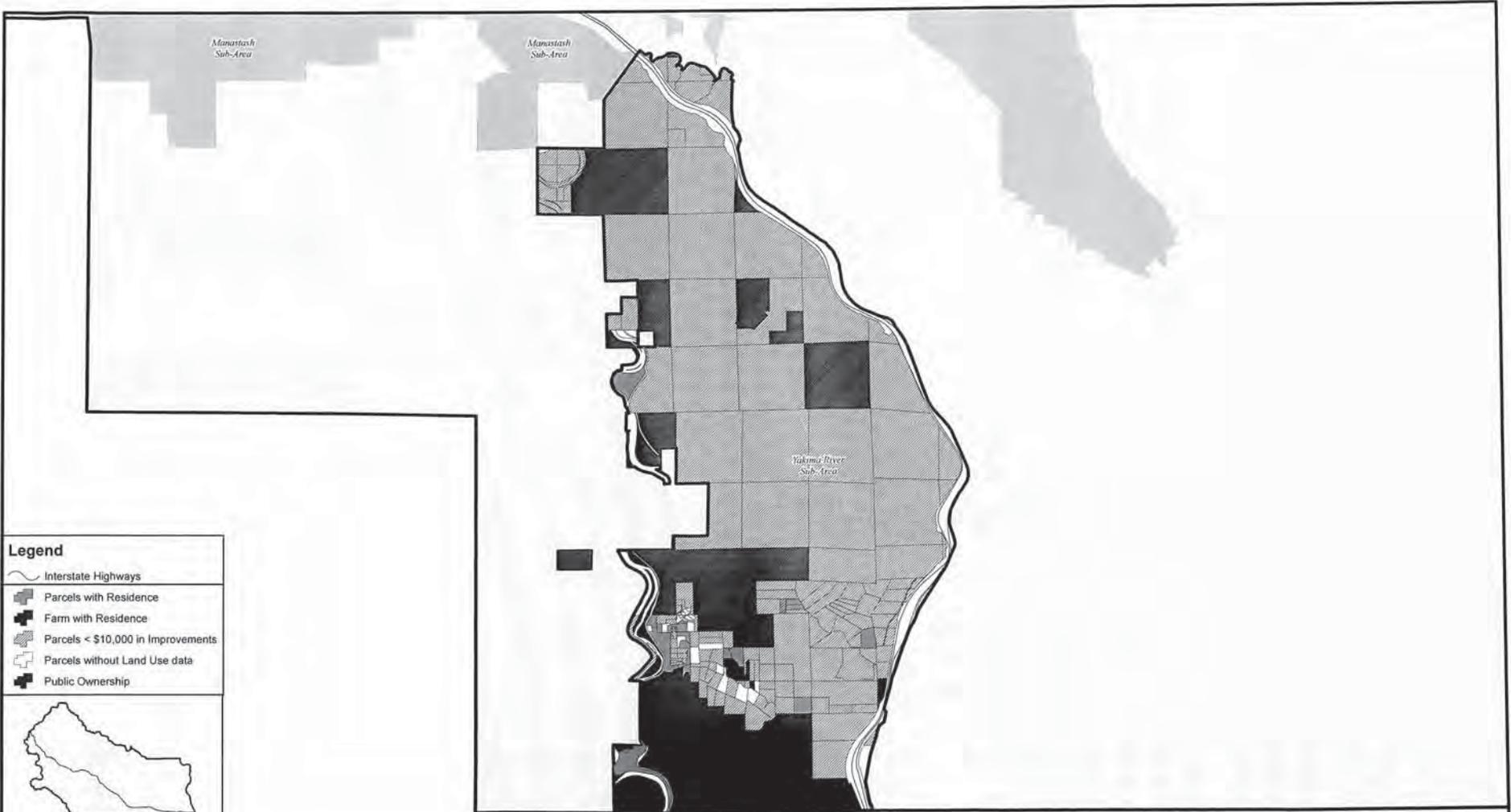


- Legend**
-  Cities
  -  Interstate Highways
  -  Parcels with Residence
  -  Farm with Residence
  -  Parcels < \$10,000 in Improvements
  -  Parcels without Land Use data
  -  Public Ownership



**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-11d**  
**Manastash**  
**Land Use and Development Pattern**  
**in 2011**



**Legend**

-  Interstate Highways
-  Parcels with Residence
-  Farm with Residence
-  Parcels < \$10,000 in Improvements
-  Parcels without Land Use data
-  Public Ownership




Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-12d

Yakima River  
 Land Use and Development Pattern  
 in 2011

## **Rural Land Use Designations –**

For use in the Rural Element Comprehensive Plan text and on the Comprehensive Plan map

### **1. Rural Transition**

- a. Lands immediately adjacent to or within ¼ mile of UGAs
- b. Infill potential at similar density
- c. Potential for transfer to residential use on lands least suited for agriculture
- d. Provided with adequate public services or adjacent to public services
- e. Lands not designated as any resource (agriculture, forest, mining)
- f. No flood potential

### **2. Rural Residential**

- a. Lower population density than urban areas but higher than most rural areas
- b. Limited level of government services and inside Fire Districts
- c. Scenic roadways and vistas
- d. Limited Flood Potential
- e. Outside UGAs and Rural Transition areas

### **3. Rural Working Lands**

- a. Uses encouraging farming, ranching and storage of agriculture products
- b. Low population densities
- c. Industry for Agriculture and Forestry Support
- d. Larger Parcel sizes
- e. Lands which may have agriculture or forestry activity @ smaller scale than Commercial Agriculture or Forest lands

### **4. Rural Natural Resource**

- a. Large spaces for grazing, agriculture production, open scrub spaces
- b. Large forested areas in Rural areas
- c. Habitat for Wildlife
- d. Environment for limited hiking, fishing, hunting, camping recreational opportunities
- e. Lowest population densities in Rural lands

### **5. Rural Recreation Lands**

- a. Scenic roadways and vistas
- b. Rural lands outside UGAs and Rural Transition Areas
- c. Master Planned Resort activity
- d. Services to Tourists where rural character is preserved
- e. May include flood areas

### **6. LAMIRDS (Limited Areas of More Intense Rural Development)**

- a. Not part of this compliance project. Previously identified LAMIRDS will be included in revised Rural Element and on Comprehensive Plan map.

## RURAL ZONING CLASSIFICATIONS

### Land Use Designation

#### Rural Transition areas to include the following Zoning classifications:

- (a) Rural 3
  - (i) Developed parcel areas predominantly less than 6A
  - (ii) Existing limited commercial activity serving rural needs
  - (iii) Boundary formed by highest development density in Rural areas
  - (iv) Located outside identified floodway or floodplains
  - (v) Located in fire district and potentially served by water sources
  - (vi) Adequate access to fully maintained roads
- (b) Limited Commercial
  - (i) Near or adjacent UGAs upon small lots
  - (ii) Same as Rural 3
- (c) Light Industrial
  - (i) Near transportation facilities
  - (ii) Same as Rural 3 and Limited Commercial

#### Rural Residential areas to include the following Zoning classifications:

- (d) Rural 5
  - (i) Developed parcel areas predominantly less than 10A
  - (ii) No commercial activity
  - (iii) Limited identifiable residential boundary
  - (iv) Location with limited floodway/floodplain where buildable land exists outside flood zones
  - (v) Adjacent fire district with limited water availability
  - (vi) Within ¼ mile of public services
- (e) Rural 10
  - (i) Developed parcel areas predominantly less than 20 Acres in size
  - (ii) Existing lands with larger lots
  - (iii) No identifiable residential boundary
  - (iv) Potential location in floodplain or floodway as long as development opportunity exists outside flood zones
  - (v) Within 1 mile of identified public services

#### Rural Working Lands areas to include the following Zoning classifications:

- (a) Agriculture 3
  - (i) Areas with parcels predominately less than 6 acres with agriculture activity
  - (ii) Soils conducive to agriculture use adjacent to Rural 3 zones
  - (iii) Developed with house and farm
  - (iv) Served by lower maintenance or gravel roads

- (b) Agriculture 5
  - (i) Areas with parcels predominately less than 10 acres with some or potential agriculture activity
  - (ii) Soils conducive to agriculture use approximately 1 mile from Rural 3 zones
  - (iii) Developed with house and farm or adjacent to such uses
  - (iv) Served by lower maintenance or gravel roads
  - (v) Some existing or potential public services

- (c) Agriculture 10
  - (i) Areas with parcels predominately less than 20 acres in size with some existing agriculture activity
  - (ii) Soils conducive to agriculture more than 2 miles from Rural 3 or Rural 5 zones
  - (iii) Limited housing opportunity
  - (iv) Served by lower maintenance or gravel roads
  - (v) Limited public services

**Rural Natural Resource areas to include the following Zoning classifications:**

- (a) Agriculture 20
  - (i) Areas with parcels predominately less than 40 acres with dominate agriculture activity including ranches and grazing areas
  - (ii) Separated from Rural 3 or Rural 5 zones
  - (iii) Limited or no housing opportunity
  - (iv) Limited to predominate lands using open space taxation
  - (v) Served by low or no maintenance or gravel roads
- (b) Forest and Range
  - (i) Areas predominately greater than 40 acres in size
  - (ii) Separated from Agriculture 5 or Rural zoned lands
  - (iii) Limited or no public services
  - (iv) Low maintained or no public access

**Rural Recreation Lands areas to include the following Zoning classifications:**

- (a) Master Planned Resorts
  - (i) Public facilities (water sewer public services) to support development
  - (ii) Commercial services to provide for development
  - (iii) Allowance for creative land use techniques to preserve rural character.
  - (iv) Allowance for tourist activities that will support community without degrading rural character.
- (b) Highway Commercial
  - (i) Provided for tourist access to local products
  - (ii) Located at highway/freeway intersection
  - (iii) Primarily nodal without land use sprawl
  - (iv) No Flood potential



### General Questionnaire About Rural Kittitas County

The objective of this questionnaire is to learn more about your perspective of the rural character of Kittitas County and what of that character is important to you. This information will be used by the County as part the Comprehensive Plan Compliance 2012 project. The request for your name and email at the bottom is completely voluntary. If provided, your contact information will be added to the County's Comprehensive Plan Compliance 2012 project email notification list. Thank you for your participation.

1. Do you live in Kittitas County? If so, how long have you lived in the County?
2. What area of Kittitas County do you live in? **See map on back.**
3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?
4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?
5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

Name: (optional) \_\_\_\_\_

Email address: (optional) \_\_\_\_\_

Date: \_\_\_\_\_

## Appendix C: Responses to General Questionnaire

Following are responses to the general questionnaire received since the March Open House #1, and the "postcard" comments received at Open House #2

# Comprehensive Plan Compliance 2012

## Kittitas County Comprehensive Plan Compliance 2012 Open House Public Meeting April 17, 2012 – Cle Elum

### Sign In

No.	Name	Address	Phone / Email	Subarea
1	<u>IRWING BAKER</u>	14008 SE 37 <sup>th</sup> PL BELLEVUE WA 98006-1524	425-746-1137	~ EASTGATE JUST S. OF BELLEVUE
2	Kelli Rolston	1211 East 3rd St. Cle Elum wash 98922	509-674- 2105	
3	BOB PIROG	220 Highland Loop Ronald	206-714 -2680	
4	Kaema & Dave Krugh.	P.O. Box 408 Grapeview, WA 98546	206 999 6140	
5	PAT DENZEN	1890 NEWTON SIDING	509 260 0460	
6	John Jensen	PO Box 602 Easton		
7	Chad Bala	PO Box 686 Cle Elum WA	509 607-0617	Shirley La Soc Rebin Sechrest T. Savant Rover Creek



# Comprehensive Plan Compliance 2012

No.	Name	Address	Phone / Email	Subarea
8	Pat Marton Jerry Marton	Box 1059 Chelan WA 390 Watson cutoff - Cle Elum		
9	NEAL LOCKETT	POB 1006 ROSLYN 98941		Salmon La See
10	THERESA SMITH	P.O. Box 161 CLE ELUM 98922		ELIK MEAD-II NELSON SIDING
11	Marge Brandsrud	PO Box 638 Easton 98925		Easton
12	Rhonda Knapp	27809 S.E. 26 <sup>th</sup> way Sammamish, WA 98075		Teanaway Swak
13	LADID DUFFY CAROL DUFFY	13518 178 AVE SE RENTON WA 98059		NELSON SIDING- / WESTSIDE
14	RON Di TOMASO	2511 LAMBERT RD CLE ELUM		
15	E. Michael Bonka	10980 S.P. 903 Ronald, WA PO BOX 346	darkerm SI @ yahoo.com	Salmon La See
16	Dwane A. Strnard	171 Love Kit Ln Down cle Elum	dustrward@ gmail.com	Nelson Siding, not Rd
17				



# Comprehensive Plan Compliance 2012

No.	Name	Address	Phone / Email	Subarea
	Del Knudson	6130 Taneum Cr. W. Thorp, WA	509-849-0360 delkuse @hotmail.com	Thorp Prairie
18	Cathy Hayes	423 Wapiti	509-674-5608	<del>Elle Meadows</del> Nelson Siding
19	BETTY SNYDER	1491 WAPITI DR	509-674-2503	Nelson Siding NELSON SIDING
20	JOHN JOVANOVICH	WILD WOOD 3 RONALD		SALMON LA SAC
21	Bonnie Hawk	731 Airport Road	674-2996 304-8283	Tegonaway Salmon Reserve
22	Catherine Clef	60 Mae Road	933-4751	Thrall Thorp Prairie
23	Joe Massoni	821 Buffalo Springs Rd Cle Elum	425 503 7830	Nelson Siding West Side
24	Roger Olsen	2130 Nelson Siding	509-674- 3881	
25	Lila Hanson	Swank Prairie	509-674- 3 2748	Swank Prairie
26	Steve Senger	PO Box 730 Cle Elum	509-607-0300	Nelson Siding



# Comprehensive Plan Compliance 2012

## Kittitas County Comprehensive Plan Compliance 2012 Open House Public Meeting April 18, 2012 – Ellensburg

### Sign In

No.	Name	Address	Phone / Email	Subarea
1	ALTI CA	921 1380 Watson	962-2121	
2	Margy Gordon	1380 Watson		Badger Pocket
3	John Gardner	9251 Hwy 97		Swank
4	Julianne Cotts	Ellensburg	962-2121	Swank
5	Ben Denton	Ellensburg	962-2121	Swank
6	Brad Hill	400 Manastash Rd.	962-9687	Manastash
7	Monica Hunt	1111 Brown Rd. Ellensburg	962-9626	Manastash



# Comprehensive Plan Compliance 2012

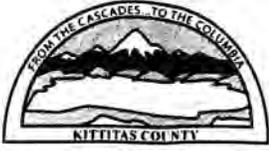
No.	Name	Address	Phone / Email	Subarea
8	Susan Calvin	311 S. Walnut St.	962-5949	Ellensburg
9	Fritz Glover	2271 Payne Road	968-4848	Badger Pocket
10	Paul Jewell	1706 E Radio Rd.	929-1943	Ellensburg Badger Pocket
11				
12				
13				
14				
15				
16				
17				



# Comprehensive Plan Compliance 2012

No.	Name	Address	Phone / Email	Subarea
	Chris Bala	852 Barnes Road Eburg WA 98926	bala.ce@gmail.com	Peace Mount Ash West Eburg
18	Del Knudson	6130 Taneum Cyn. W Thorp, WA 98946	509-899-0360 delk45@yahoo.com	Thorp Prairie/ Lauderdale/Fibery w/Ellensburg
19				
20				
21				
22				
23				
24				
25				
26				





### General Questionnaire About Rural Kittitas County

The objective of this questionnaire is to learn more about your perspective of the rural character of Kittitas County and what of that character is important to you. This information will be used by the County as part the Comprehensive Plan Compliance 2012 project. The request for your name and email at the bottom is completely voluntary. If provided, your contact information will be added to the County's Comprehensive Plan Compliance 2012 project email notification list. Thank you for your participation.

1. Do you live in Kittitas County? If so, how long have you lived in the County?

YES, 7 YEARS

2. What area of Kittitas County do you live in? See map on back.

SALMON LA SAC

- R-3  
3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

THE AREA WE LIVE IN IS VERY RURAL WITH WOODED AREAS, WITH ACCESS TO THE ROSLYN RIDGE. I HAVE HUNTED THE FRENCH CABIN CREEK AREA FOR 25 YEARS. MY WIFE & I SNOWMOBILE, HUNT, AND HIKE WE LIKE THE AREA JUST AS IS.

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

NO MORE GROWTH.

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

N/A

Name: (optional)

BOB PIROG

Email address: (optional)

bob.pirog@yahoo.com

Date:

4/17/12



### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

*from 1936 to 1942 and from 1995 to 2012*

2. What area of Kittitas County do you live in? See map on back.

*Teenaway Suck Prairie*

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

*We are still zoned ag. but there is dense development across the street from our property. We are just pasture and house and out buildings. Contact if needed*

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

*The lack of being able to get some help to fix the flooding problem created by bad decisions. We returned to this area because we spent a lot of time here even when we lived on the west side of the state.*

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

*There are areas that could be developed for homes that would not cost us the loss of our good agricultural lands.*

Name: (optional) Boonie Hawk

Email address: (optional) hawk\_bonnie@yahoo.com

Date: 4-17-12



### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

NOT YET, BUT COULD IN FUTURE

2. What area of Kittitas County do you live in? See map on back.

WALSON SIDING WEST SIDE.

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

ALL RESIDENTS ENJOY THE SIMILAR TYPE OF LIVING

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

DON'T LIKE THE NOISEY RAMING ABOUT  
WITH MOTOR BIKE JAZZING UP THE ENGINES.

RRRRR

RRRRRRRRRR

ROARING

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

Name: (optional) IRWIN G BAKER

Email address: (optional) \_\_\_\_\_

Date: 17 APRIL 2012



### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

YES. 17 years. (13 years in Roslyn)

2. What area of Kittitas County do you live in? See map on back.

Salmon La Sac.

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

Having lived in many urban areas both in Washington State, Oregon, Illinois and Alaska, I definitely feel a true rural character to the area that I live in now.

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

The lack of shopping opportunities and living wage jobs. I believe that some commercial development is a necessity and is inevitable.

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

I would personally prefer more infill that would preserve more natural and agricultural lands to the benefit of future generations of residents.

Name: (optional) NEAL LOCKETT

Email address: (optional) neallockett@msn.com

Date: APRIL 17, 2012



*M*

Joe MASSONI  
425-503-7830

### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

Yes. 2 years

2. What area of Kittitas County do you live in? See map on back.

Nelson Sidings/Westside

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

We live in a forest. There is farming to a small extent. We have deer, elk. We don't want further land development or small (3 acre) plots.

Yes, please contact me.

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

We spend time & \$ on being good stewards of the land/forest. We love that we have deer & elk & birds and we try to help them thrive. We also try to limit our use of natural resources.

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

I don't want to see these. The wild animals & dense people don't mix. We will also get trespassers from higher pop densities.

Name: (optional) Joe Massoni

Email address: (optional) jbemassoni@gmail.com

Date: 17 Apr 12



### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

*45 years*

2. What area of Kittitas County do you live in? See map on back.

*Watson Rd*

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

*Commercial ag -*

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

*The concern I have is affordability. Eliminating one or 3 acres in so many areas adds more cost to the buyer.*

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

*Have to review it more*

Name: (optional) \_\_\_\_\_

Email address: (optional) \_\_\_\_\_

Date: \_\_\_\_\_



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1. Do you live in Kittitas County? If so, how long have you lived in the County?

2 years

2. What area of Kittitas County do you live in? See map on back.

Reecer Creek

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

Rural Transition - small individual farm

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

- Nothing

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

Residential clusters are good closer to town or on less desirable agr. cultural lands. The agricultural potential should be considered if the land would be better served by housing

Name: (optional) Chris Coppock

Email address: (optional) gocong9798@yahoo.com

Date: 4-18-12



### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

8 1/2 years

2. What area of Kittitas County do you live in? See map on back.

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

I haven't wasted time

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

There is no point in complaining until we see what the new governor thinks and does.

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

Name: (optional) Ken Foster

Email address: (optional) \_\_\_\_\_

Date: Today?



### General Questionnaire About Rural Kittitas County

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1. Do you live in Kittitas County? If so, how long have you lived in the County?

Yes 55 years

2. What area of Kittitas County do you live in? See map on back.

Swank

3. How would you describe the "rural" character of the area you live in and/or Kittitas County, and what do you like about that character? Do you have or can we contact you for any pictures that depict your description(s)?

Open, few houses / buildings

4. What do you dislike about the "rural" character or the area you live in and/or Kittitas County?

Dislike so many small lots - less than 20 acres  
Other than in areas clustered around the towns  
Kittitas, Ellensburg, Ellettsum. Need more  
open space - forest, range & farm land.

5. What do you like or dislike about residential cluster developments, planned unit developments, one-time lot splits on agriculture land, or Ag-3/Rural-3 zones in the rural area of Kittitas County?

Like them near the towns. Cluster the development  
near towns.

Name: (optional) Julianne Hartman Cutts

Email address: (optional) sarah3@charter.net

Date: 4-18-12

4/18/12  
open House

## LAND USE

THIS VALLEY HAS BEEN FARMED CLOSE TO 150 YEARS NOW. THE SOIL IN MUCH OF THE VALLEY IS CONDUCIVE TO CROP RAISING AND CATTLE AND OTHER ANIMALS. WITH THE SYSTEM OF IRRIGATION THAT WAS DEVELOPED IN THAT PERIOD, THE AREA HAS BEEN ABLE TO AVOID THE VARIABLE WEATHER CONDITIONS THAT PLAGUE OTHER AREAS.

IN RECENT YEARS, HOWEVER, THERE HAS BEEN A PROLIFERATION OF "ONE, TWO AND THREE ACRE RANCHETTES". THESE HAVE BEEN CREATED BY NEWLY ARRIVING PEOPLE IN THE VALLEY BUYING A SMALL AREA FROM LOCAL FARMERS WHO AT TIMES, TO BOLSTER THEIR INCOME HAVE NEEDED THE EXTRA MONEY. HOWEVER, FARMERS SOON FIND OUT THAT THEIR NEW TAX BILL IS RAISED "BECAUSE ADJACENT LAND SALES" HAVE CAUSED A REAPPRAISAL OF THEIR LAND DUE TO "THE HIGHEST AND BEST USE" DOCTRINE. OVER TIME, THIS HAS DRIVEN MANY FARMERS TO SELL THEIR FARMS TO KEEP FROM GOING BROKE. THIS HAS, OF COURSE, TAKEN ANOTHER FARM OUT OF PRODUCTION.

THE ULTIMATE RESULT HAS BEEN INCREASING DESTRUCTION OF OUR MAJOR RESOURCE, THE PRODUCTIVE LAND. THERE ARE AREAS OF THE VALLEY WHICH CAN BE DEVELOPED INTO HOUSING THAT DO NOT ENDANGER THE BEST LAND FOR FARMING. FOR INSTANCE, THE AREA DIRECTLY NORTH OF THE CITY TO THE AIRPORT AND FURTHER TO THE NORTHERN HILLS IS LARGELY WHAT USED TO BE REFERRED TO AS "SCAB LAND". EXPANSION UP THAT DIRECTION WOULD NOT BE DETRIMENTAL TO THE VALLEY'S FOOD PRODUCTION. AN EVEN GREATER AREA OPEN FOR HOUSING WOULD BE THE FOOTHILLS SURROUNDING THIS VALLEY. THE VIEWS FROM THESE SITES WOULD BE MOST WONDERFUL FOR NEW HOME OWNERS.

A LOOK AT THE KENT VALLEY SOUTH OF SEATTLE CAN SHOW YOU WHAT WE FACE HERE IF WE DON'T ACT. THE KENT VALLEY WAS THE GARDEN SPOT OF THE NORTHWEST UNTIL AFTER WORLD WAR II. NOW IT IS WAREHOUSES, PARKING LOTS, SHOPPING MALLS, AND APARTMENTS. THE FOOD PRODUCTION FROM THIS AREA IS LOST FOREVER.

A CHANGE IN THE TAX POLICY IS ADVOCATED TO PROTECT FARMING HERE FOR FUTURE GENERATIONS OF OUR FAMILIES. EXISTING FARMS SHOULD BE TAXED AT A RATE THAT SUPPORTS THIS END. THIS WOULD KEEP THIS THE BEAUTIFUL VALLEY THAT ATTRACTED US AND OUR FOREFATHERS. THIS IS NOT KENT!

To Doc Hansen  
from Pika Hanson  
674-2748

for: your interest in  
convenience stores  
at pt of 970 + 97-

Thurs 4/26/12



P.S. We did not know  
about the sawmill  
at Lauderdale

RECEIVED

APR 26 2012

KITTITAS COUNTY  
CDS

## History of Business at Lauderdale

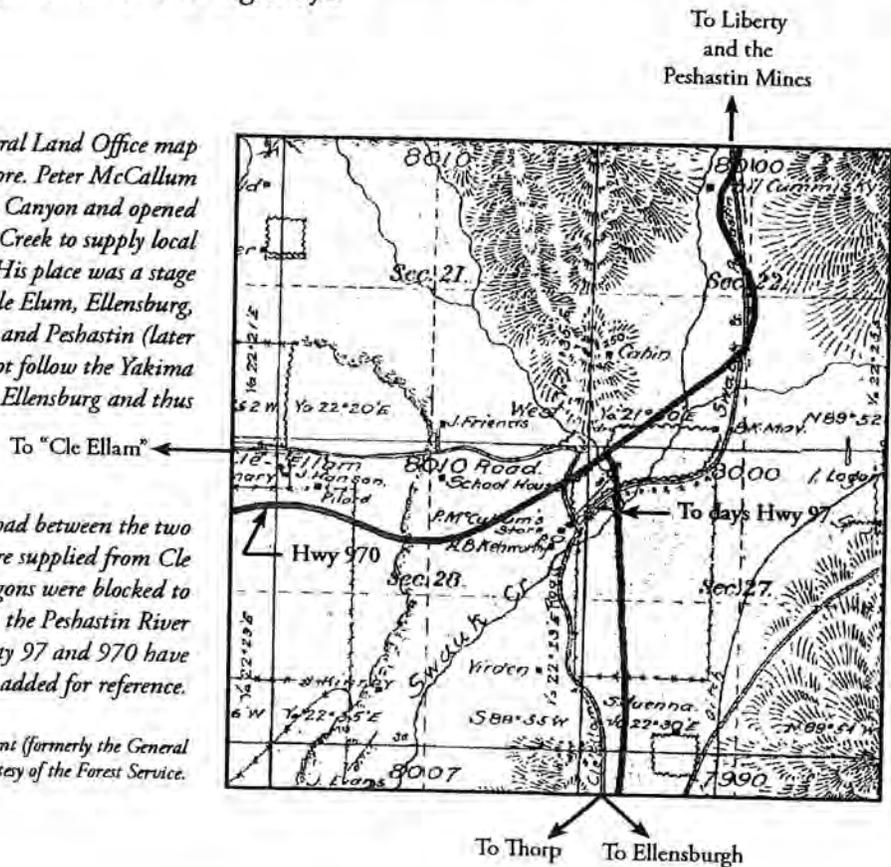
By Wesley C. Engstrom

The present junction of Highways 97 and 970 was at one time the crossroads of wagon traffic in the upper county. There have been businesses at that junction serving the traveling public from the 1880s to the 1970s. The location was originally called McCallum on early maps. It then became known as Virden and later as Lauderdale. On today's maps it does not have a name, it is just the junction of two highways.

*A portion of an 1894 General Land Office map showing "P. McCullum's" store. Peter McCullum homesteaded at the head of Horse Canyon and opened a store and post office on Swauk Creek to supply local farmers and the miners at Liberty. His place was a stage stop for wagon traffic between Cle Elum, Ellensburg, Thorp and the mines at Liberty and Peshastin (later called Blewett). Wagons could not follow the Yakima River between Cle Elum and Ellensburg and thus*

*McCullum was on the main road between the two towns. The mines at Blewett were supplied from Cle Elum and Ellensburg because wagons were blocked to Wenatchee by a narrow canyon on the Peshastin River above Ingalls Creek. Present Highway 97 and 970 have been added for reference.*

*Map from the Bureau of Land Management (formerly the General Land Office) archives courtesy of the Forest Service.*



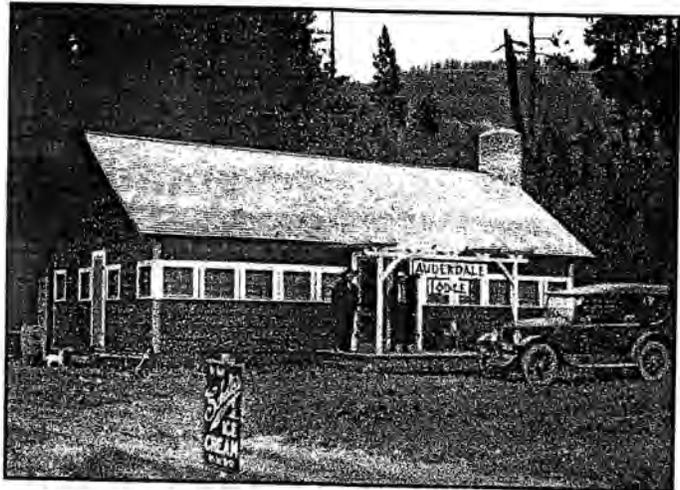
During the era of wagon roads in the 1880s and 1890s the area was the crossroads for traffic between Cle Elum, Thorp and Ellensburg and the gold mines at Liberty and Blewett. Wagons could not make it through the Yakima River canyon between Cle Elum and Ellensburg nor could wagons make it through the Peshastin River gorge between the old gold mining camp of Blewett and Wenatchee. All supplies for both the Liberty and the Blewett mining camps had to come from Ellensburg or Cle Elum through the junction at McCallum. The wagon road south from McCallum went through Horse Canyon and then split, one branch going down Dry Creek to Ellensburg and the other over Hayward Hill to Thorp.

Peter McCallum was the first to have a commercial business at the Lauderdale Junction. The traveler of the day used horses and horses require a "stage stop." Peter McCallum's descendants have described his pioneering effort in the book *A History of Kittitas County Washington, 1989*, Pg 638. A portion of the description is as follows:

*In the spring of 1882, Peter (McCallum) and two friends hiked across Snoqualmie Pass via a narrow Indian trail, leading a horse packed with equipment to sell to miners in the Swauk camps, and to search for land. Peter homesteaded 160 acres in Horse Canyon in August, 1882. He built a log cellar where Sarah and his three children joined him in October, 1883. He purchased 320 acres of railroad land that joined the homestead, 160 acres of it in 1891. He sold vegetables, beef, chicken, eggs, milk, cream, butter, cheese, pigs, cured hams and bacon to the camp of miners on the Swauk. He opened McCallum post office and store in his home, which was also used as a land office. He freighted goods from the Dalles, Oregon, to Liberty, and hauled much gold from the mines to Ellensburg, which he sent to the U.S. Mint. He opened a larger store and post office on the Swauk Creek. He gave land above the road from where Virden School now stands for McCallum School (District 15).*

*Lauderdale Lodge in 1921. The lodge had cabins for travelers and a dining room. It became a favorite Saturday night outing for people from Ellensburg and Cle Elum. Luella Pappé lives in the lodge now. Al Nicholson is on the left and it is unknown who the person is on the right. The white cat's name was Peggy.*

*Al Nicholson picture from the Wes and Carole Engstrom collection.*



The McCallum Post Office is described in the book *Postmarked Washington, Chelan, Douglas and Kittitas Counties* by Guy Reed Ramsey, pg 53.

*Peter McCallum and his wife Sarah (Harrison) were among the first farmers to homestead just south of the Swauk Mining District. In August 1882 they filed a homestead on 160 acres and immediately began to develop a farm. Other settlers followed suit, and McCallum saw an opportunity to serve both farmers and miners with a grocery and post office. His post office, established in 1884, was the first post office in the Kittitas Valley proper west of Ellensburg and north of the Yakima River. In 1892 Postmaster McCallum was elected County Commissioner on the Democratic ticket. He served in that capacity for two terms. In that same year the Liberty post office was established just four miles to the north and soon Liberty became a thriving town. Cle Elum and Teanaway had been established to the southwest. As a result the McCallum office was no longer needed to serve the area. Peter McCallum opened a grocery business in Seattle in 1897 and soon afterwards his post office was discontinued. He retained ownership of his farm lands, however, and in 1902 he returned to Cle Elum.*

In the 1920s the method of travel was changing to the automobile. The Lauderdale family responded to that need with a new lodge for people and "service station" for the cars. Charles (Frank) Lauderdale came to the area in 1893 when he bought a store in Liberty from Dexter Shoudy, son of John Shoudy, the founder of Ellensburg. In 1921 his son, Henry, built the Lauderdale Lodge and a service station next to it. The lodge building still stands today. Luella Pappé owns it and it is now her home. Frank Lauderdale's granddaughter, Judith Peters Falk, supplied the following history of the service station from her family records.

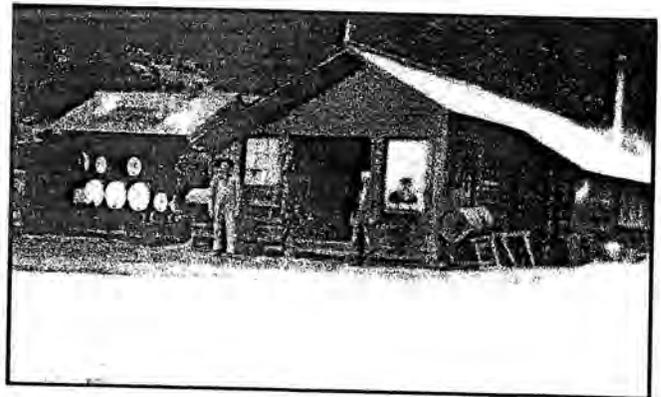


*Lauderdale Lodge Service Station in 1926. The first service station was built beside the Lauderdale Lodge in 1921. It was relocated to the north side of the Blewett highway when the road was realigned in 1922 and is shown in the picture as it looked in 1926. Frank Lauderdale is on the left and Ed Snell on the right. The five-gallon gas pump was bought in May 1921 for \$389.50.*

*Picture from the Judith Peters Falk Collection*

*Lauderdale Service Station in 1928. The service station was moved in 1928 from the north side of the road to the south side onto land leased from Caterina Bettas. Living quarters were built in the back and a small store in the front, Ed Snell is on the left and Frank Lauderdale on the right. The station remained on this location until 1973.*

*Picture from the Judith Peters Falk Collection*



*If you look close you can still readily see the grade of the old original Blewett Road running between Luella Pappé's garage and her satellite dish. The earliest Virden Junction of two dirt and gravel roads, 12 miles from Cle Elum and 18 miles from Ellensburg in those days, was on that spot. This gravel Blewett Pass road ambled back and across a one lane bridge over Swauk Creek behind Lauderdale Lodge. It snaked its way towards Wenatchee. The road had turnouts in the event you met another car coming from the opposite direction and was open from late spring until early fall, closing for the winter months. Car traffic was light and truck traffic had not developed yet as most things were still shipped by rail.*

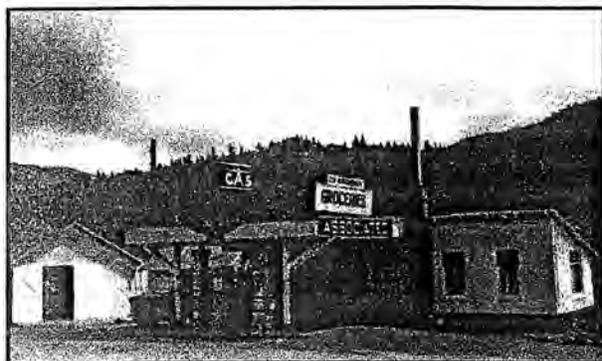
*At the junction, about where Lue's white garage sits today, the very first service station at Lauderdale opened in summer 1921. It consisted of a new five-gallon gas pump bought in May 1921 for \$389.50! The gas pump was positioned next to a shed, actually a barn, with a posted sign stating "MECHANIC ON DUTY." This first service station was owned by Henry "Lloyd"*

Lauderdale and his wife Pearl. Henry was known in the Virden area as "Lloyd" or "H.L." (my uncle). North and adjacent to this service station, was the alfalfa field owned by the widow, Mrs. Caterina Bettas.

The following year, 1922, a new Blewett double lane gravel road from Cle Elum to Wenatchee was put in, thus replacing the old one-lane. The State changed the lay of the road locating it ¼ mile north on the other side of Caterina Bettas' alfalfa field. Undaunted, Lloyd Lauderdale relocated his service station north of this new Blewett road to accommodate the tourists and passerby. He had a "new on the market" 10-gallon glass bowl pump installed, erected a small storage shed alongside to hold related items such as oil, and opened for business with his young brother-in-law, Glen Shimmons, pumping Shell gasoline.

Lauderdale Service Station in the 1930s. A covered carport was added and cars could fill up from either side. A second five gallon glass domed pump was also added which held high octane "Ethyl." Ted and Norene Hopper leased the station from 1933 to 1936 and the Gault family ran the station from 1936 to 1941. The billboard advertised Ellensburg.

Picture from the Judith Peters Falk Collection



Lauderdale Service Station in the 1950s. C.P. and Elma Arowsmith bought the buildings and leased the land from 1941 until 1961. Two new gas pumps can be seen in the picture with an old hand operated standby pump still being used. The living quarters has been added on to and there are cabins for rent in the back.

Picture from the Judith Peters Falk Collection

This service station existed until 1928, when it was relocated from the north side of the Blewett highway to the south side of the Blewett highway. By this point in time Lloyd and Pearl Lauderdale had moved on and Lloyd's father Charles "Frank" Lauderdale and Lloyd's brother-in-law, Ed Snell, were in the area (June 1925), living and working in the Lauderdale Lodge.

A 5-year lease between Caterina Bettas as leaseholder and Lauderdale Lodge, with "Frank" Lauderdale and Ed Snell as copartners, was drawn up in March 1928. It involved two acres, more or less, of land bordering the south side of the Blewett highway that I referred to earlier as the Caterina Bettas alfalfa field. The lease gave the copartners of Lauderdale Lodge the privilege of

*erecting a building. With a renewable option, this agreement was secured for \$50.00 in gold coin and paid, in advance, each subsequent year by the first day of March.*

*Frank Lauderdale and Ed Snell erected a new Lauderdale service station on the leased alfalfa field bordering the south side of the Blewett road, referred to on maps of the day as the Sunset Highway. Initially the station had one 5-gallon, self-measuring, gravity fed gasoline pump. A second 5-gallon glass domed gas pump was added later which held high octane "ethyl." Each pump had its own storage tank. The men built the station with living quarters in the back and a small convenience store up front. Later a covered carport was added and a vehicle could gas up from either side. The Lauderdale and Snell families lived at Lauderdale Lodge summer months, with Frank and Nona Lauderdale wintering at the service station. In 1933 Frank Lauderdale and Ed Snell families moved on. From 1933 until late summer 1936 Clarence "Ted" and Norene Hopper leased the service station. Norene was the daughter of Frank and Nona Lauderdale.*



*The Lauderdale Gas Station in the early 1970s. The hand operated gas pump is now gone. Joe Micheletto owned the station from 1961 to 1968 and Ralph and Henrietta Fackler from 1968 to 1971. Bill and Jerry Snyder bought the station in 1971 and ran it until 1973 when the State Department of Transportation relocated Highway 97 to go right over the site. Now when you stop at the stop sign you are on the spot of the old Lauderdale Gas Station.*

*Picture from the Wes & Carole Engstrom Collection*

The Gault family ran the station from 1936 to 1941. C.P. and Elma Arrowsmith bought the buildings and leased the land from 1941 until 1961, Joe Micheletto from 1961 to 1968, Ralph and Henrietta Fackler from 1968 to 1971 and Bill and Jerry Snyder from 1971 to 1973 at which time the State Highway Department realigned the highway again and eliminated the station. Since 1973 the only business left at Lauderdale was a rock shop run by E. Benish until his death in 2002. ♣

Boonie Hawk 731 Airport Rd. Cl Elem

We do get flooded by some of the less than wonderful decisions made by the County and the City of Cl Elem. When the extreme weather in 1995-1996 winter backed up water in town and the city line to evacuate it wasn't capable of moving it out fast enough, they (the city) cut through the line and dumped it on all 10 of us on the Airport road. No restitution for damages was offered or given. Since then the White Road was raised and paved which is now a dike to keep the water from flowing on  
(OVER)

to the hay fields across the road. Then a culvert was put in a bad place which causes the water to back up on our land. We have had to raise our house but we still get 2 feet of water in our garage and out buildings. FEMA said we had 93K of damage. Eventually we will have to replace our out buildings because the footings are rotting. We have to move the animals to higher ground when flooded. Others on the airport road have suffered as well. It is like a lot of study and research but no fixing.

Under the Land Use  
Designation then  
it seems to be no reference  
to the PUD zoning  
Need to include PUD  
in Land Use Design.

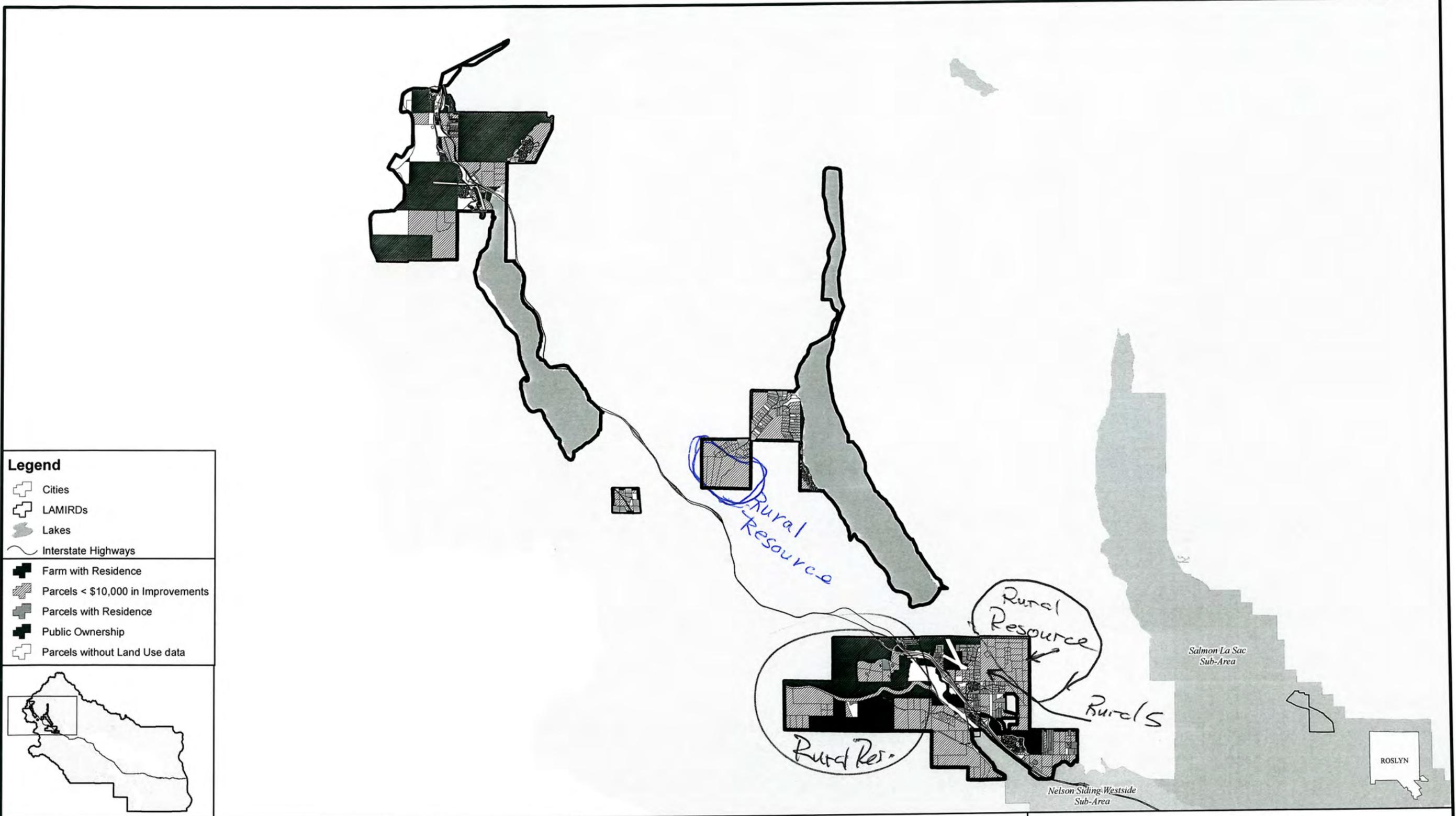
## Appendix D: Responses Upon Subarea Maps

Following are the subarea maps returned to the County expressing reclassification and rezone desired.

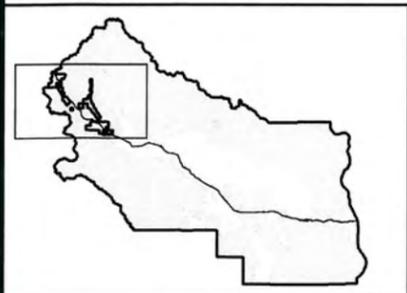


Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-1d  
 Snoqualmie/Easton  
 Land Use and Development Pattern  
 in 2011

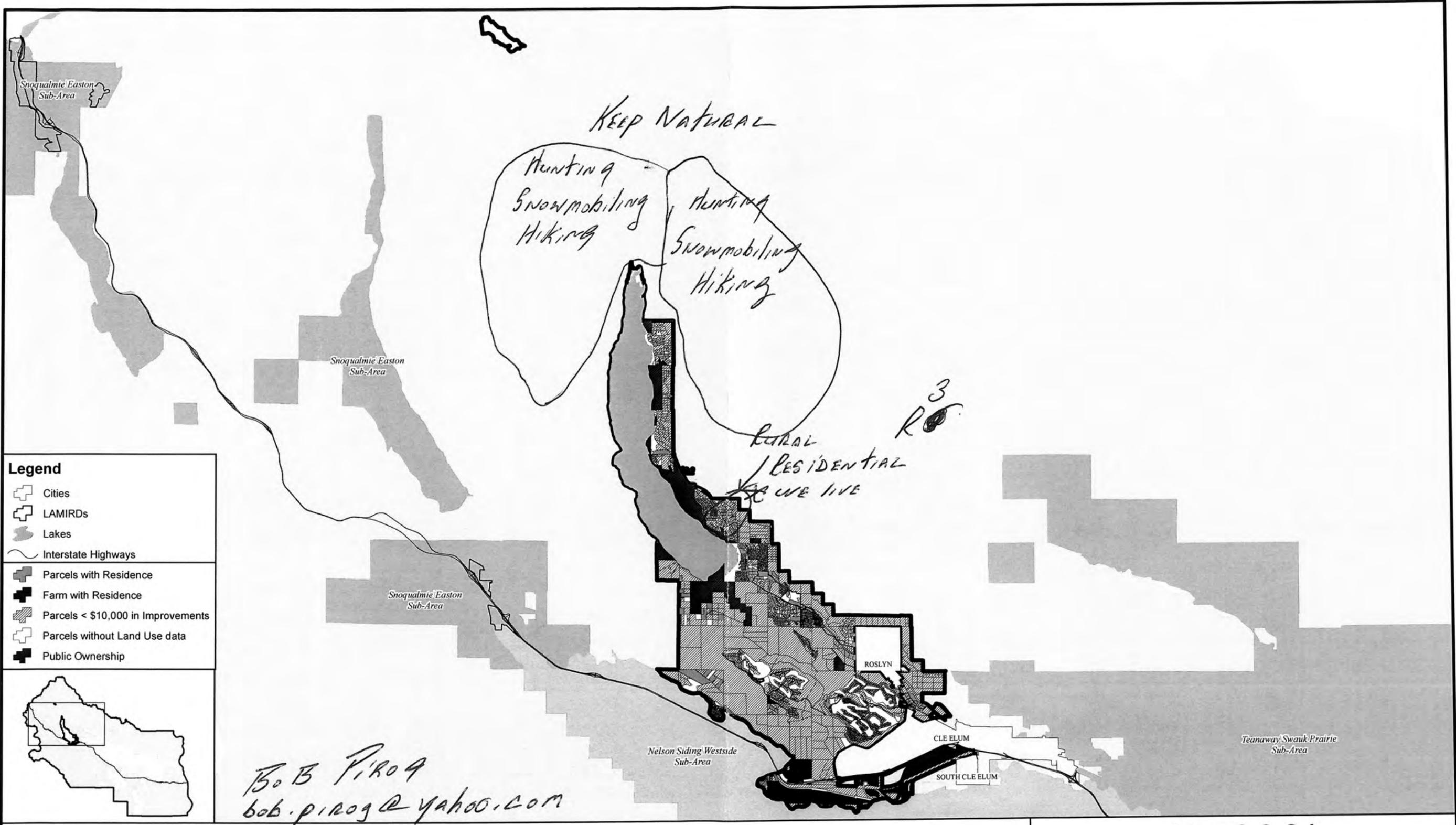


- Legend**
- Cities
  - LAMIRDs
  - Lakes
  - Interstate Highways
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels with Residence
  - Public Ownership
  - Parcels without Land Use data



Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

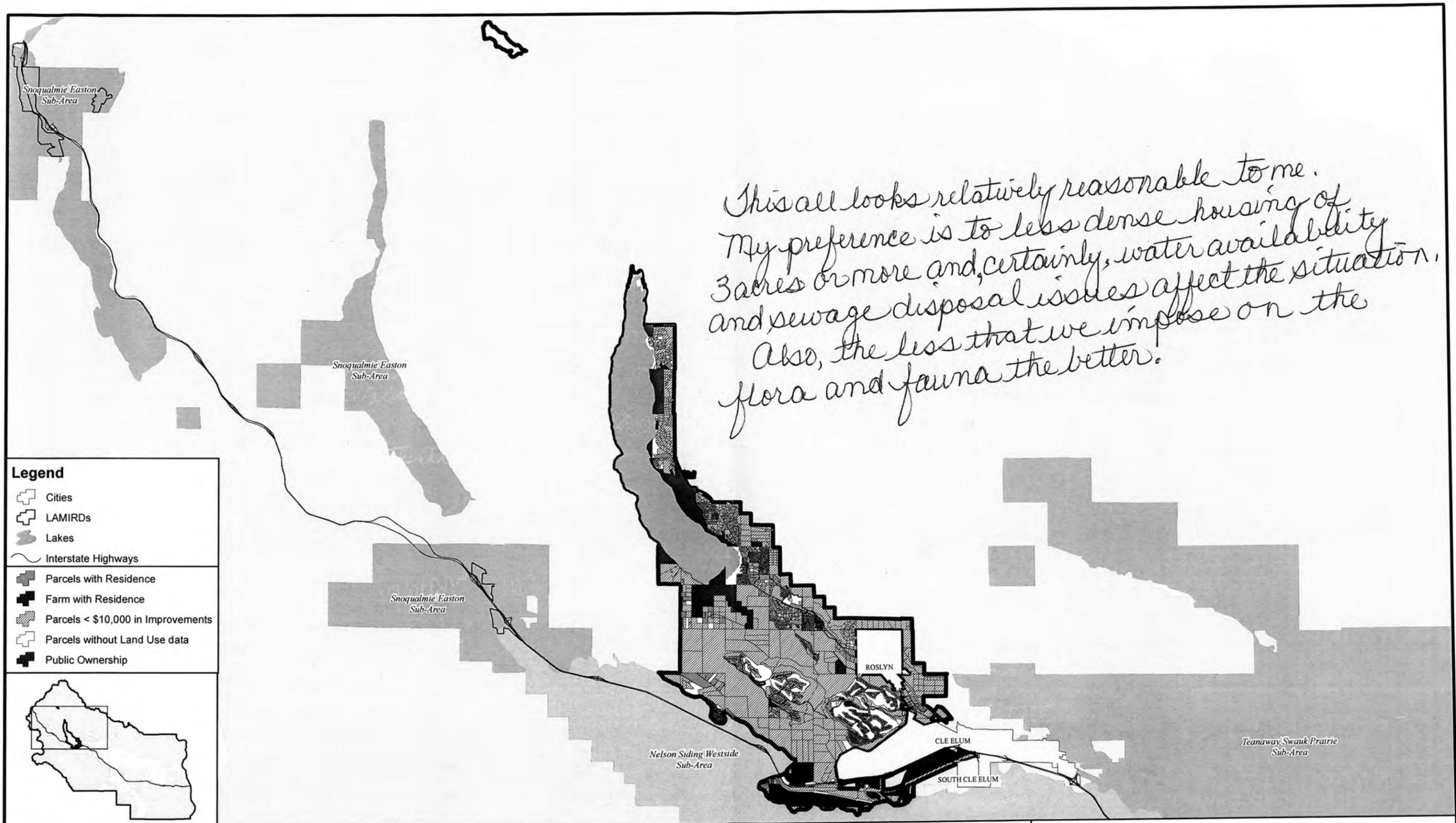
Map 3.2-1d  
 Snoqualmie/Easton  
 Land Use and Development Pattern  
 in 2011



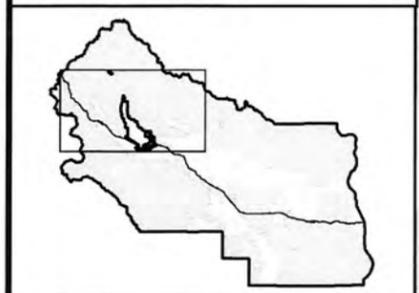
Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-2d

Salmon La Sac  
 Land Use and Development Pattern  
 in 2011

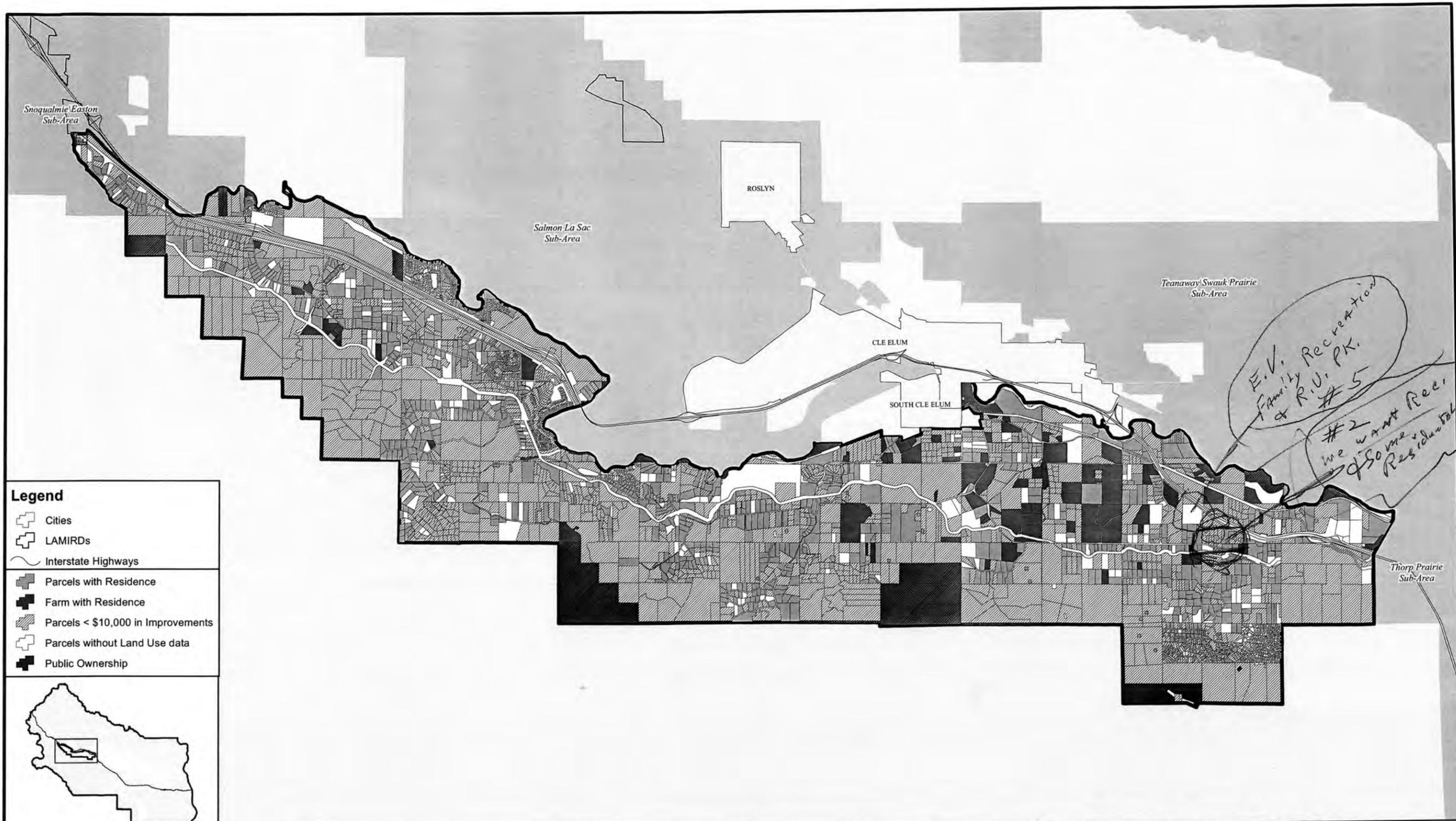


- Legend**
- Cities
  - LAMIRDs
  - Lakes
  - Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
  - Public Ownership



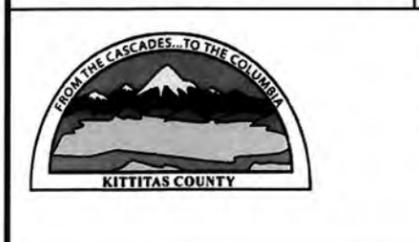
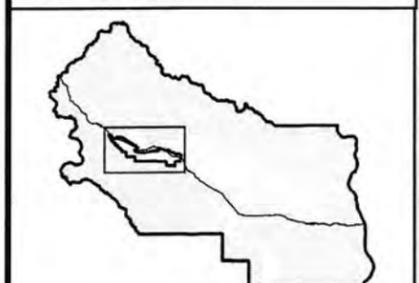
**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-2d**  
Salmon La Sac  
Land Use and Development Pattern  
in 2011



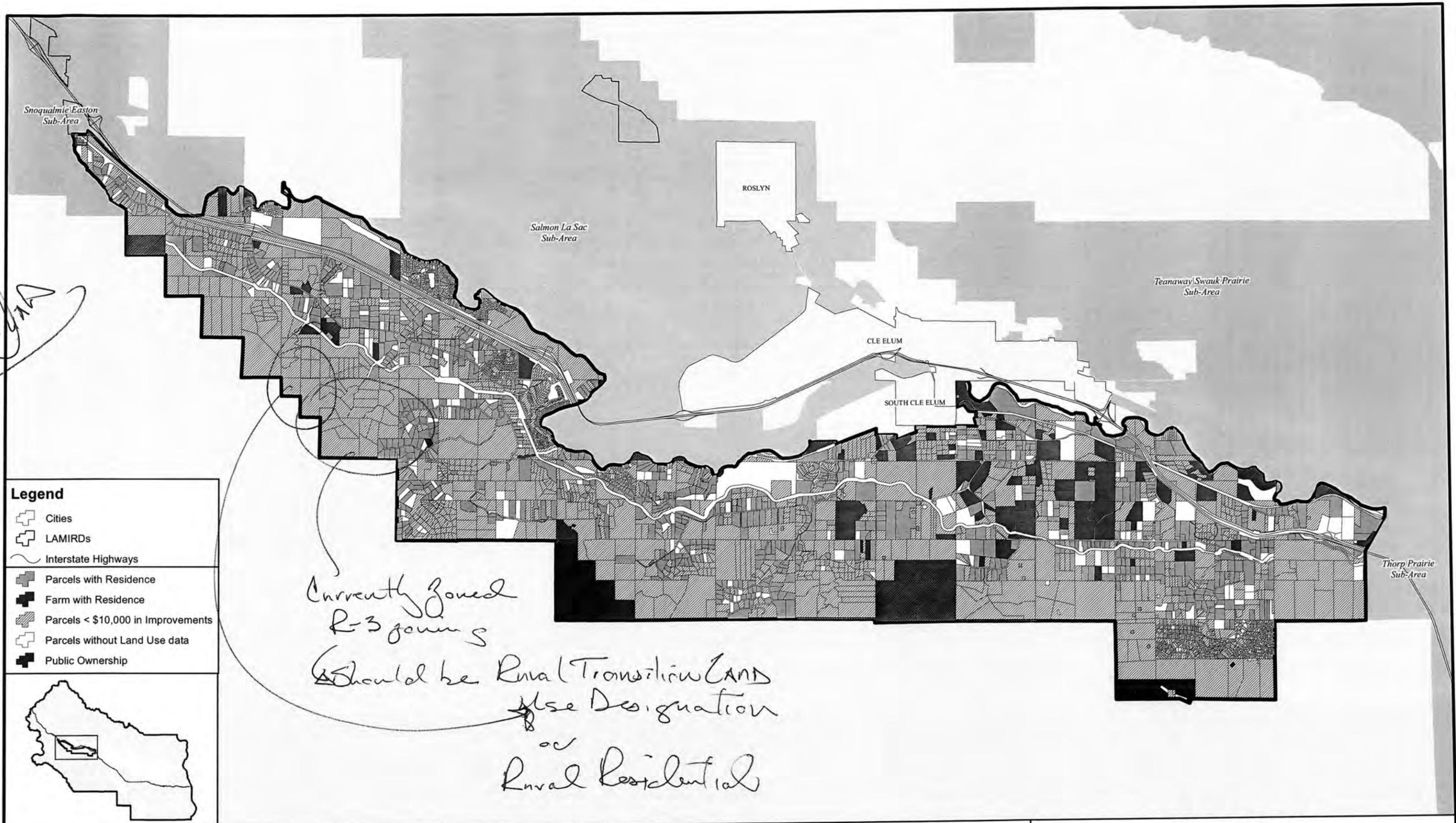
**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership

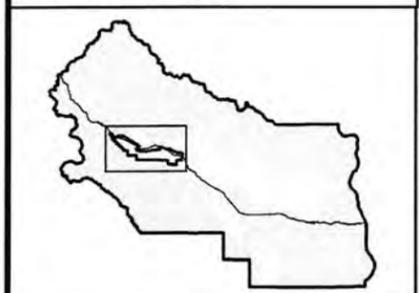


Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

**Map 3.2-3d**  
 Nelson Siding/Westside  
 Land Use and Development Pattern  
 in 2011



- Legend**
- Cities
  - LAMIRDs
  - Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
  - Public Ownership

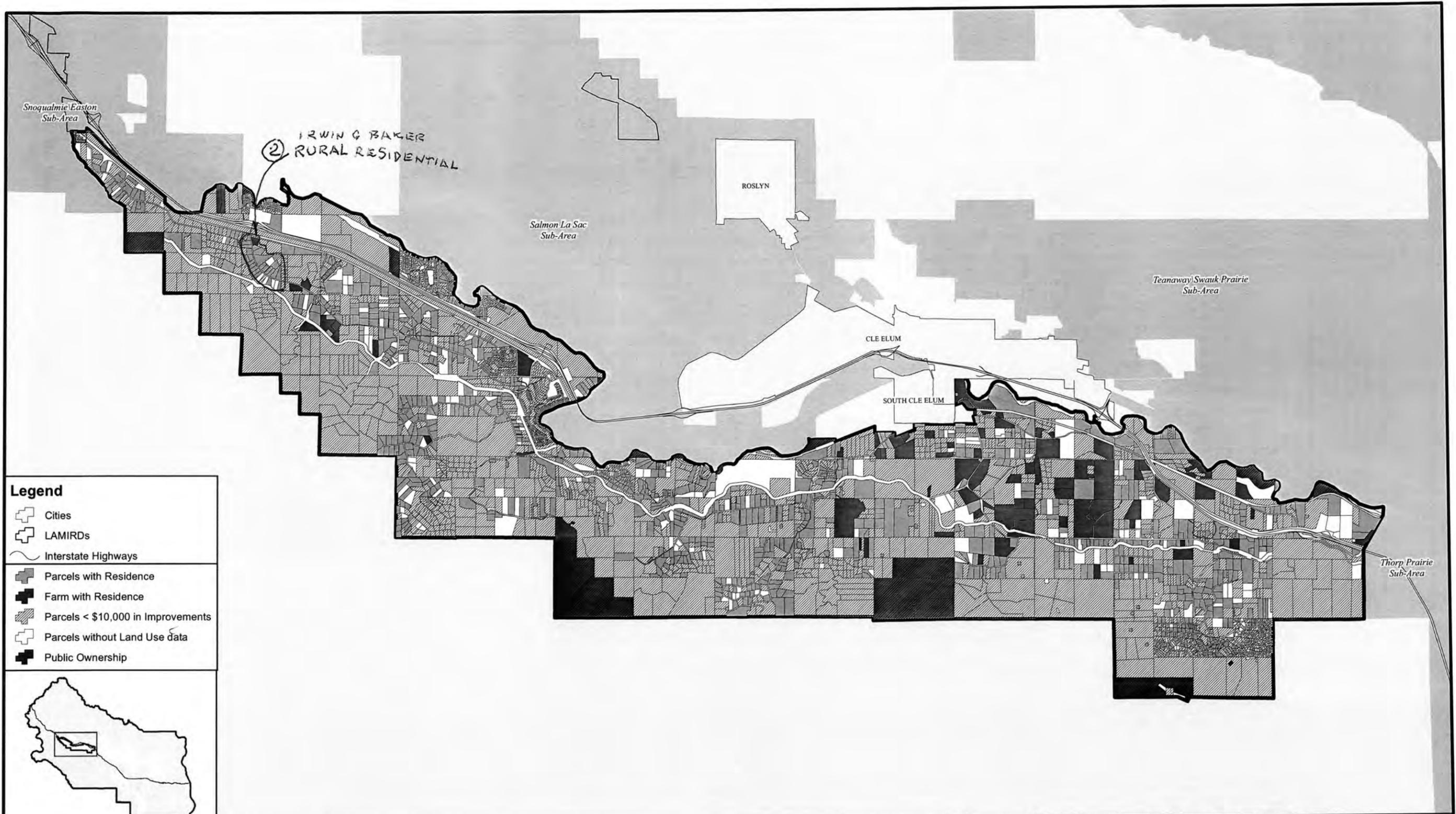


*Currently zoned  
R-3 zoning  
Should be Rural (Transition) Land  
Use Designation  
or  
Rural Residential*



**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-3d**  
Nelson Siding/Westside  
Land Use and Development Pattern  
in 2011

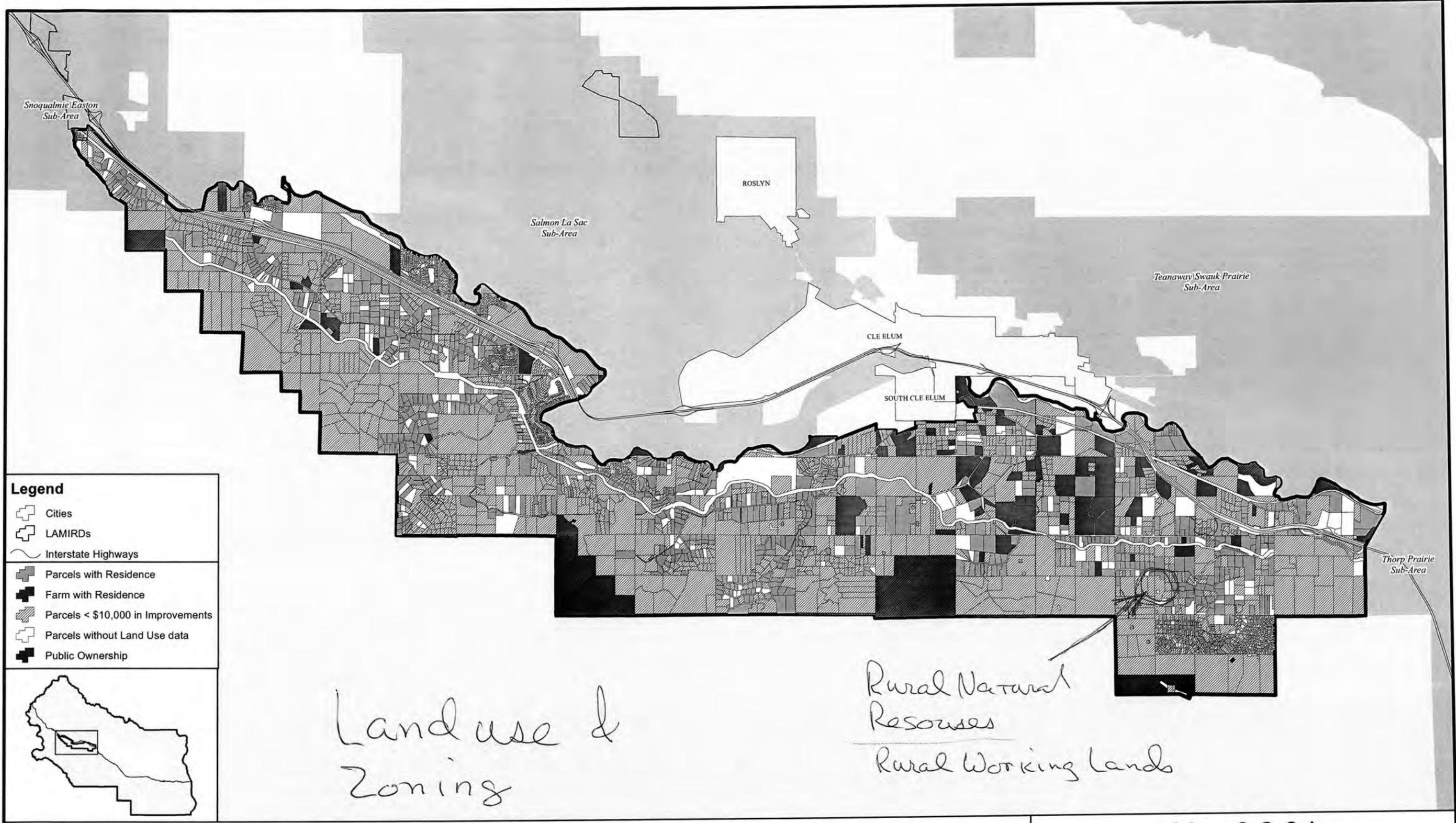


Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

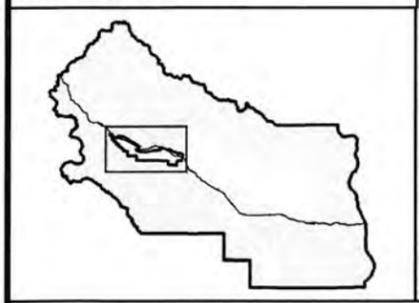
Map 3.2-3d

Nelson Siding/Westside  
 Land Use and Development Pattern  
 in 2011

Joe Massoni



- Legend**
- Cities
  - LAMIRDs
  - Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
  - Public Ownership



Land use & Zoning

Rural Natural Resources  
Rural Working Lands

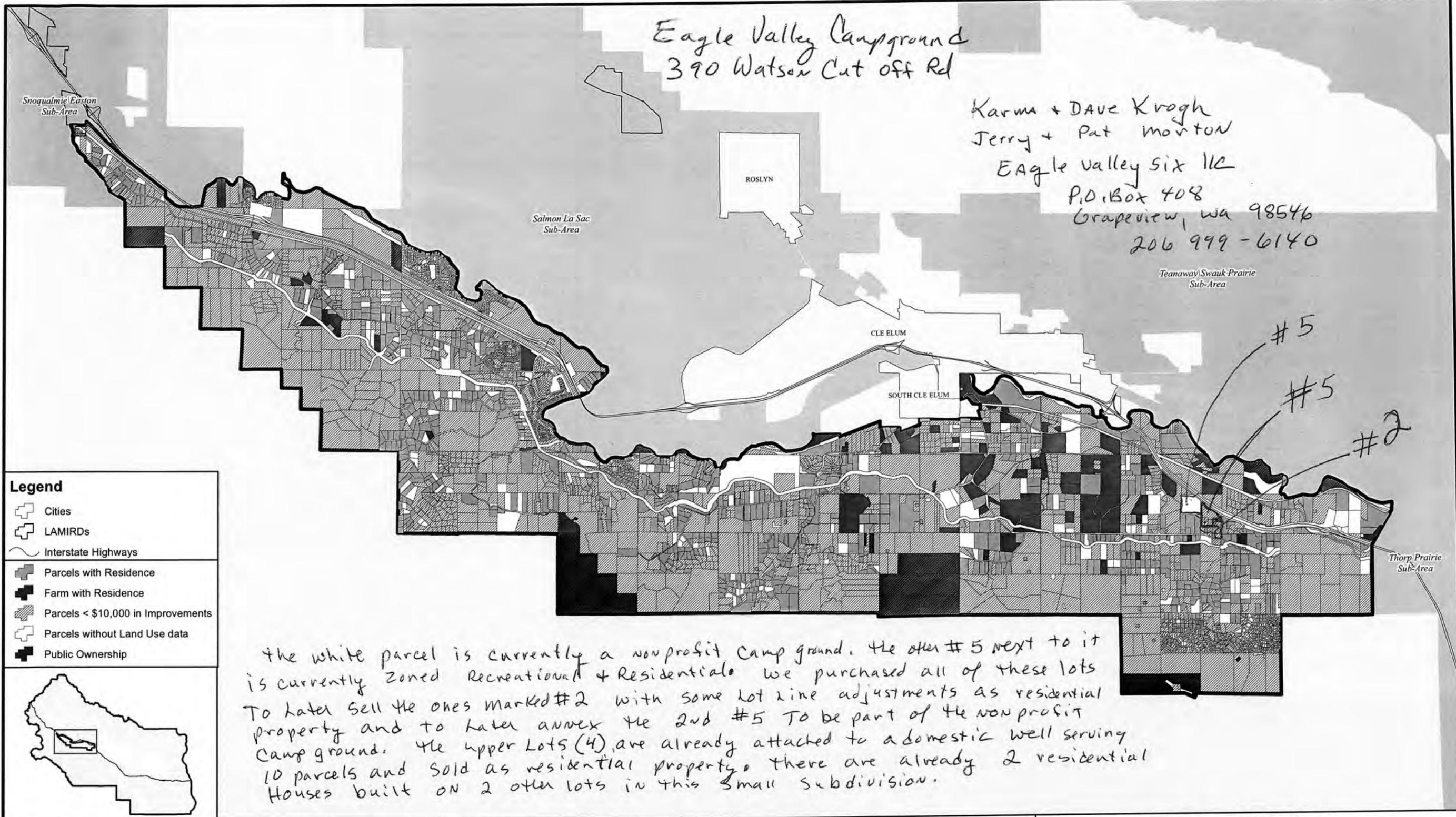


Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-3d  
Nelson Siding/Westside  
Land Use and Development Pattern  
in 2011

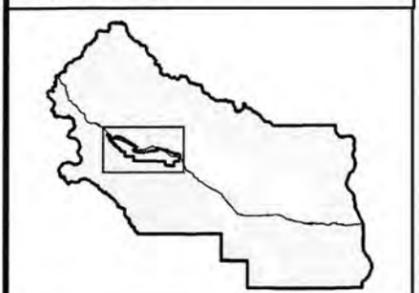
Eagle Valley Campground  
390 Watson Cut off Rd

Karma + Dave Krogh  
Jerry + Pat Morton  
Eagle valley six llc  
P.O. Box 408  
Grapeview, wa 98546  
206 999-6140



**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership

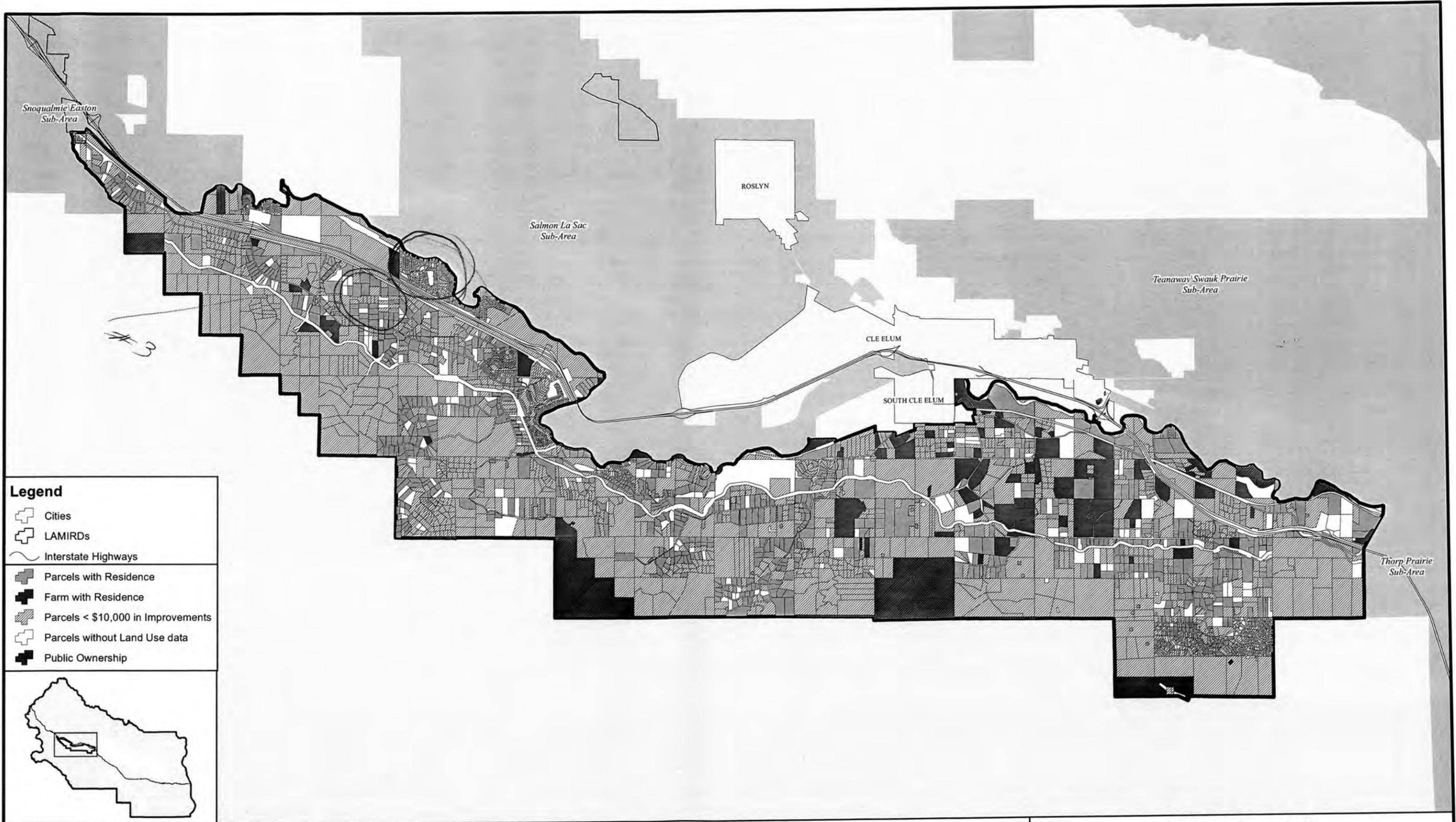


The white parcel is currently a nonprofit Camp ground. The other #5 next to it is currently zoned Recreational + Residential. We purchased all of these lots to later sell the ones marked #2 with some lot line adjustments as residential property and to later annex the 2nd #5 to be part of the nonprofit Camp ground. The upper lots (4) are already attached to a domestic well serving 10 parcels and sold as residential property. There are already 2 residential Houses built on 2 other lots in this small subdivision.

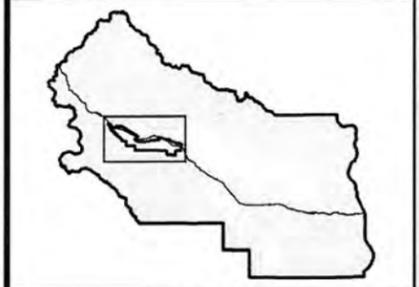


Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-3d  
Nelson Siding/Westside  
Land Use and Development Pattern  
in 2011

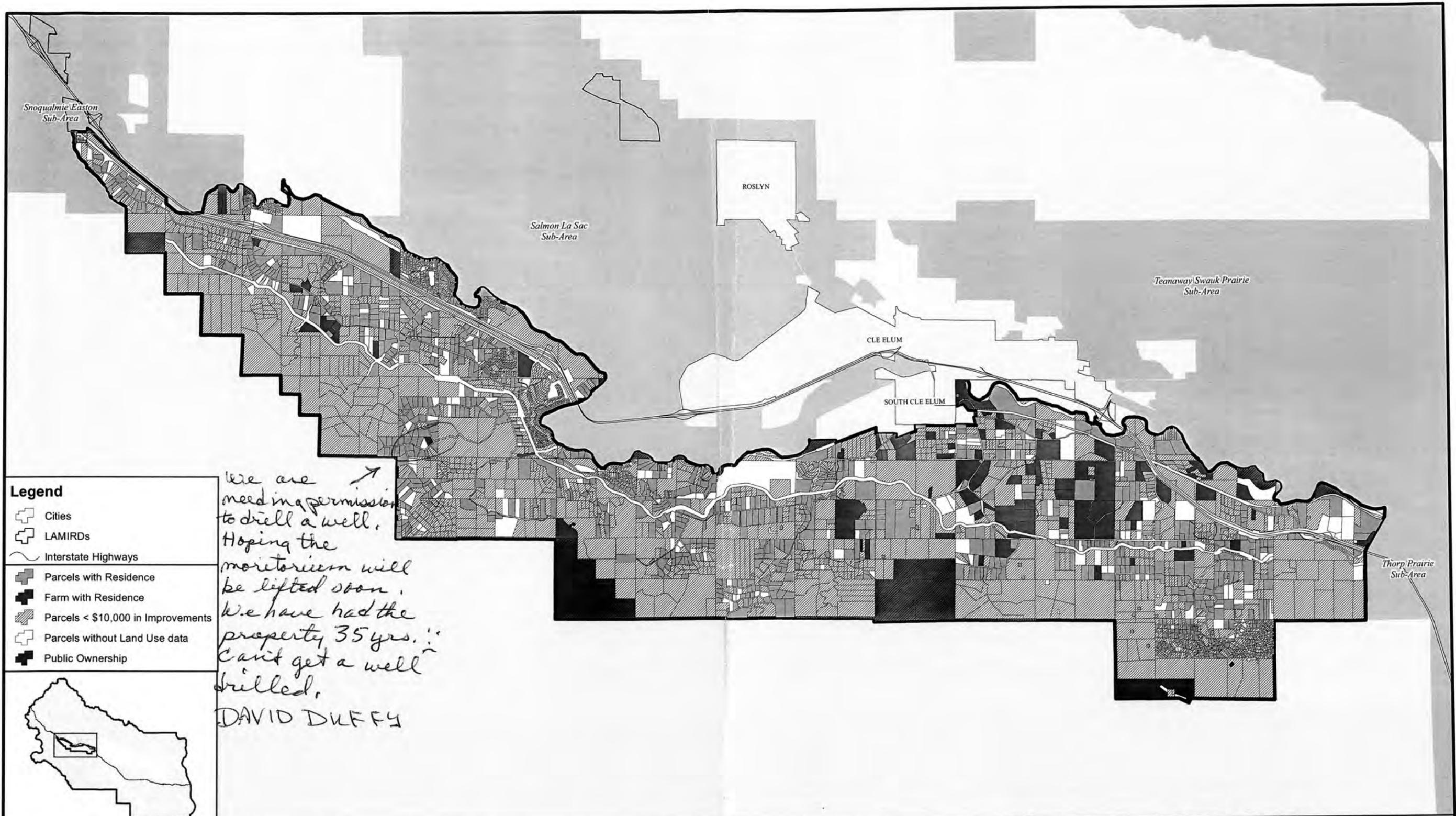


- Legend**
-  Cities
  -  LAMIRDs
  -  Interstate Highways
  -  Parcels with Residence
  -  Farm with Residence
  -  Parcels < \$10,000 in Improvements
  -  Parcels without Land Use data
  -  Public Ownership

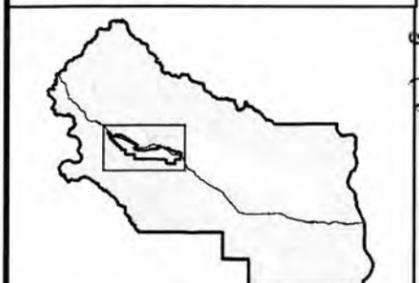


Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-3d  
 Nelson Siding/Westside  
 Land Use and Development Pattern  
 in 2011



- Legend**
- Cities
  - LAMIRDs
  - Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
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**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

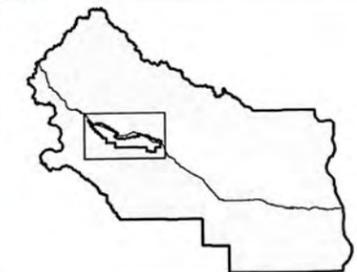
**Map 3.2-3d**  
Nelson Siding/Westside  
Land Use and Development Pattern  
in 2011

Potential Zoning

Keep lot size 3 Acres  
Rural Residential  
*Dave M...*

R-10  
F&R  
R-5

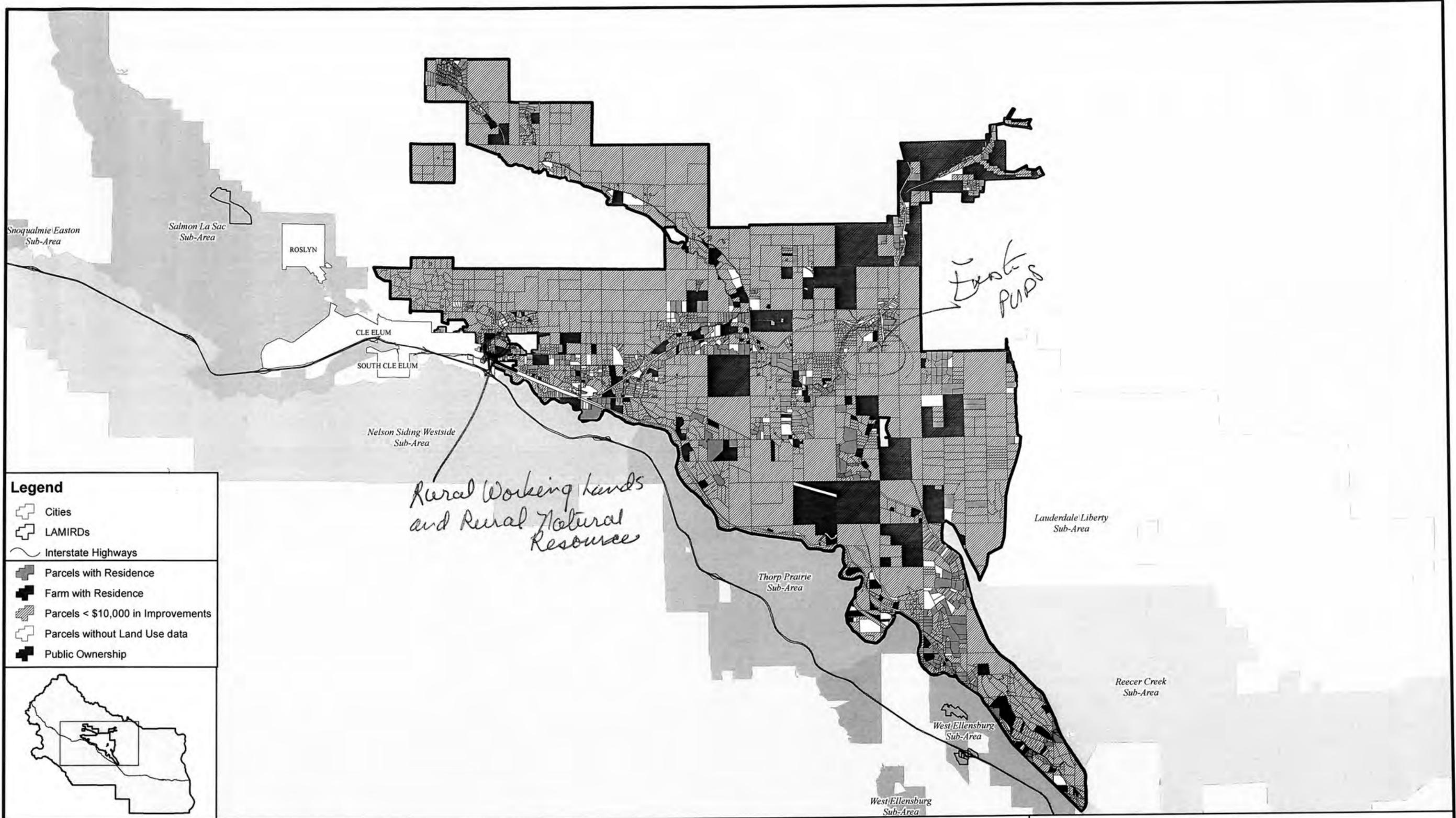
- Legend**
-  Cities
  -  LAMIRDs
  -  Interstate Highways
  -  Parcels with Residence
  -  Farm with Residence
  -  Parcels < \$10,000 in Improvements
  -  Parcels without Land Use data
  -  Public Ownership



### Growth Management Act Compliance - Preliminary Analysis Kittitas County Comprehensive Plan Compliance 2012

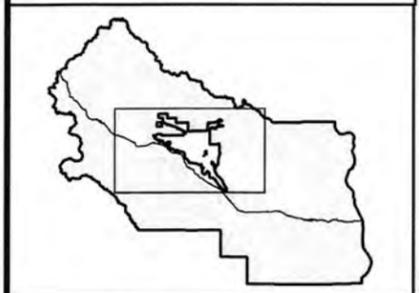
Map 3.2-3d

Nelson Siding/Westside  
Land Use and Development Pattern  
in 2011



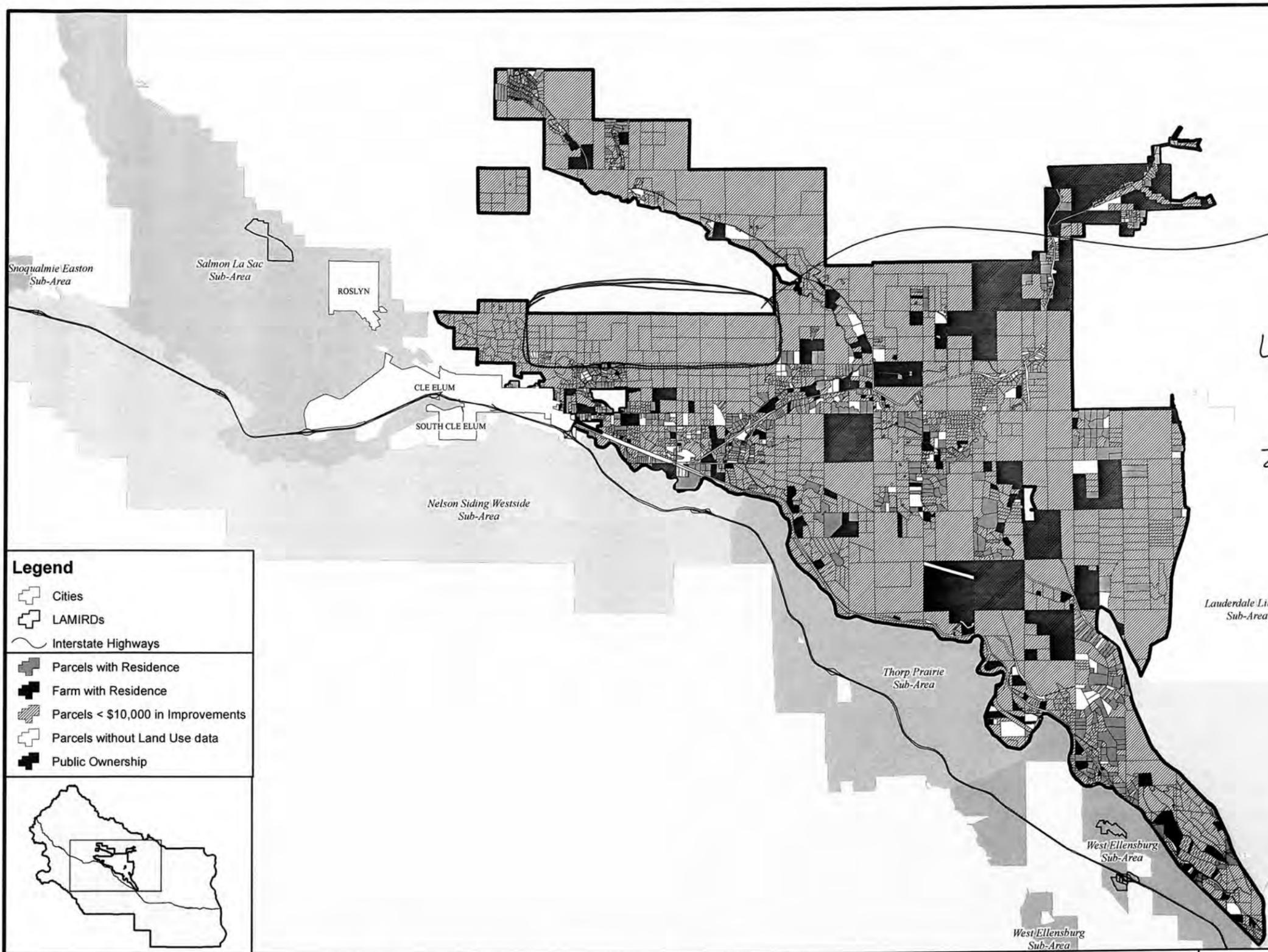
**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership



**Growth Management Act Compliance - Preliminary Analysis**  
**Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-4d**  
 Teanaway/Swauk Prairie  
 Land Use and Development Pattern  
 in 2011



Because these lands border resource lands, for any remaining large land parcels, I would suggest:

Land use: Rural Natural Resource, Forest + Range

Zoning: Rural Natural Resource, Forest + Range > 40 acres

→ Recommend that no tax benefits or property rights be diminished in any way for existing parcels in these areas that would be considered "legal non-conforming" parcels that are under 40 acres.

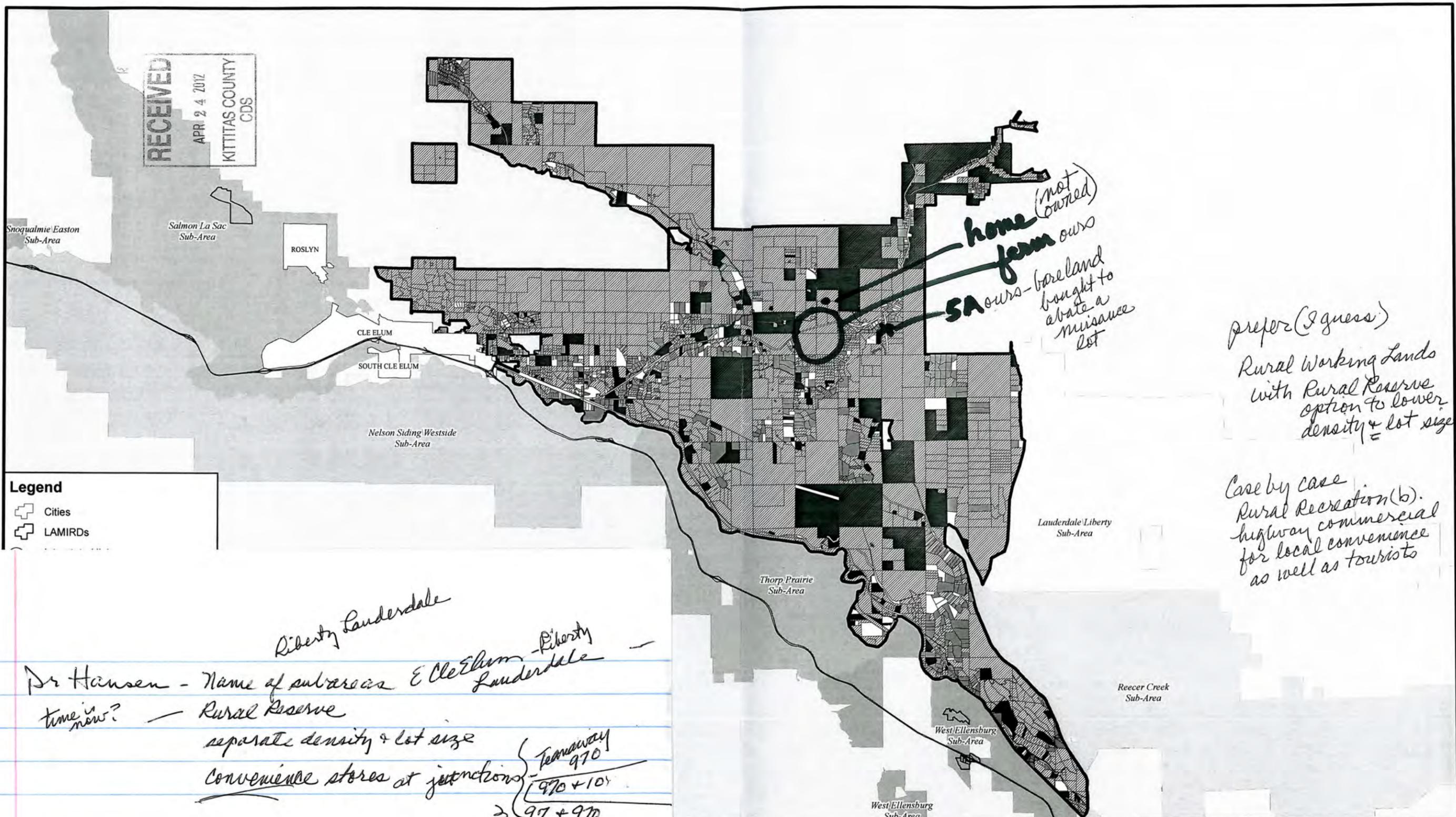
I ~~think~~ think that keeping the parcels over 40 acres would allow owners the ability to divide their land if needed, but would also maintain forested lands for wildlife.



Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-4d  
Teanaway/Swauk Prairie  
Land Use and Development Pattern  
in 2011

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 KITTITAS COUNTY  
 CDS



**Legend**  
 Cities  
 LAMIRDs

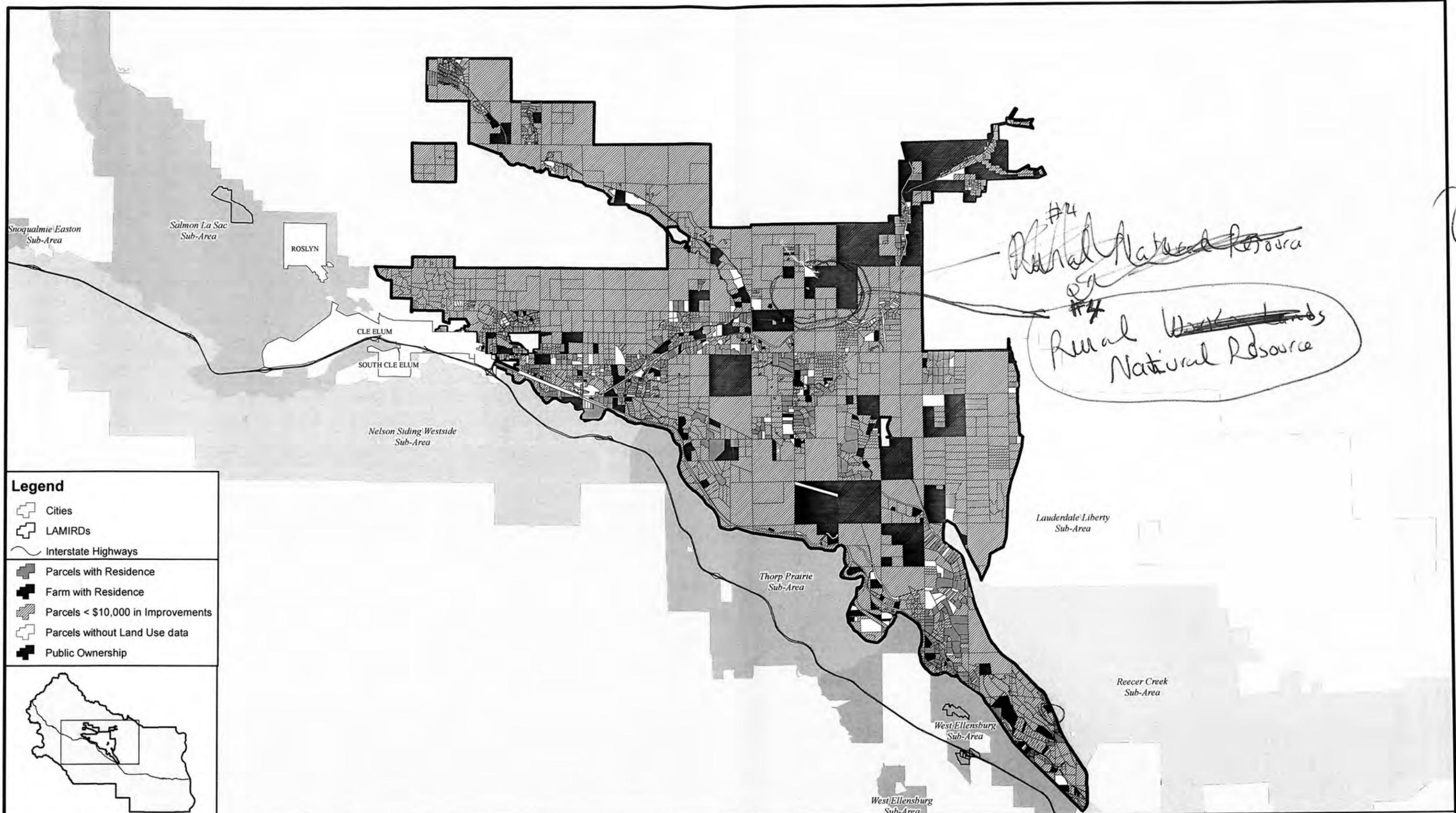
*Liberty Lauderdale*  
 Dr Hansen - Name of subareas E Cle Elum - Liberty Lauderdale  
 time is now? - Rural Reserve  
 separate density & lot size  
 convenience stores at junctions  
 Teanaway 970  
 970 + 101  
 97 + 970  
 Swauk Prairie

*prefer (I guess)  
 Rural Working Lands  
 with Rural Reserve  
 option to lower  
 density & lot size*

*Case by case  
 Rural Recreation (b).  
 highway commercial  
 for local convenience  
 as well as tourists*

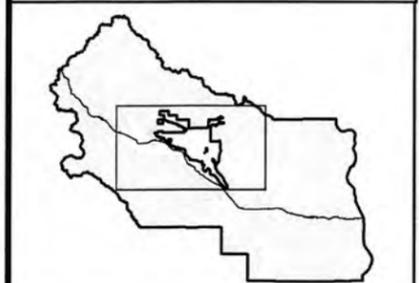
ce - Preliminary Analysis  
 Plan Compliance 2012

Map 3.2-4d  
 Teanaway/Swauk Prairie  
 Land Use and Development Pattern  
 in 2011



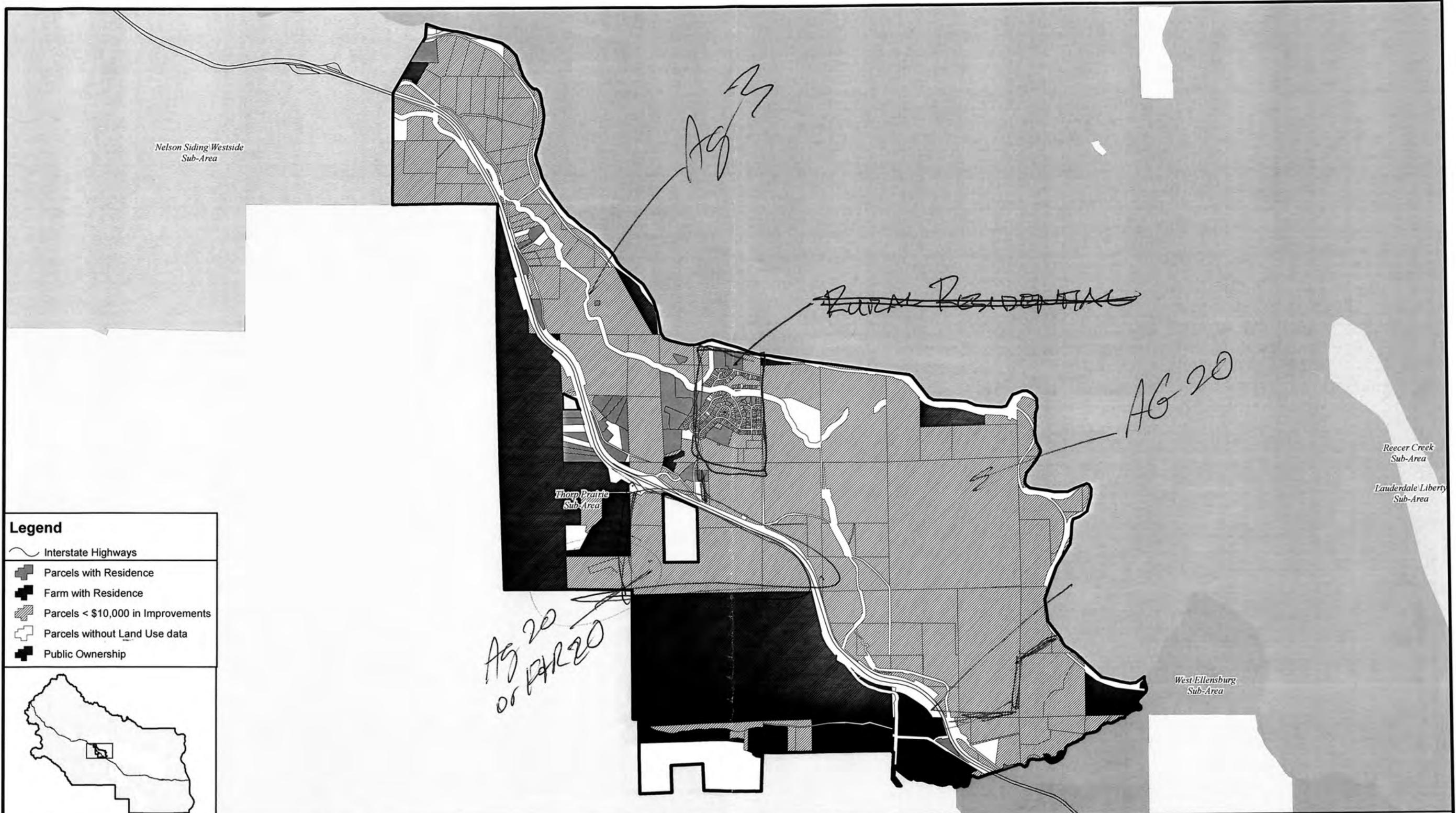
**Legend**

-  Cities
-  LAMIRDs
-  Interstate Highways
-  Parcels with Residence
-  Farm with Residence
-  Parcels < \$10,000 in Improvements
-  Parcels without Land Use data
-  Public Ownership

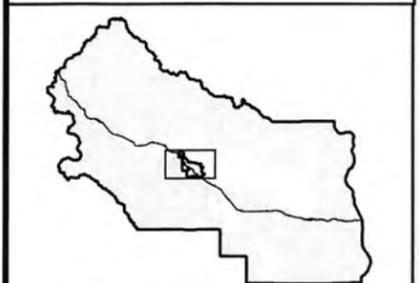


Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

**Map 3.2-4d**  
 Teanaway/Swauk Prairie  
 Land Use and Development Pattern  
 in 2011



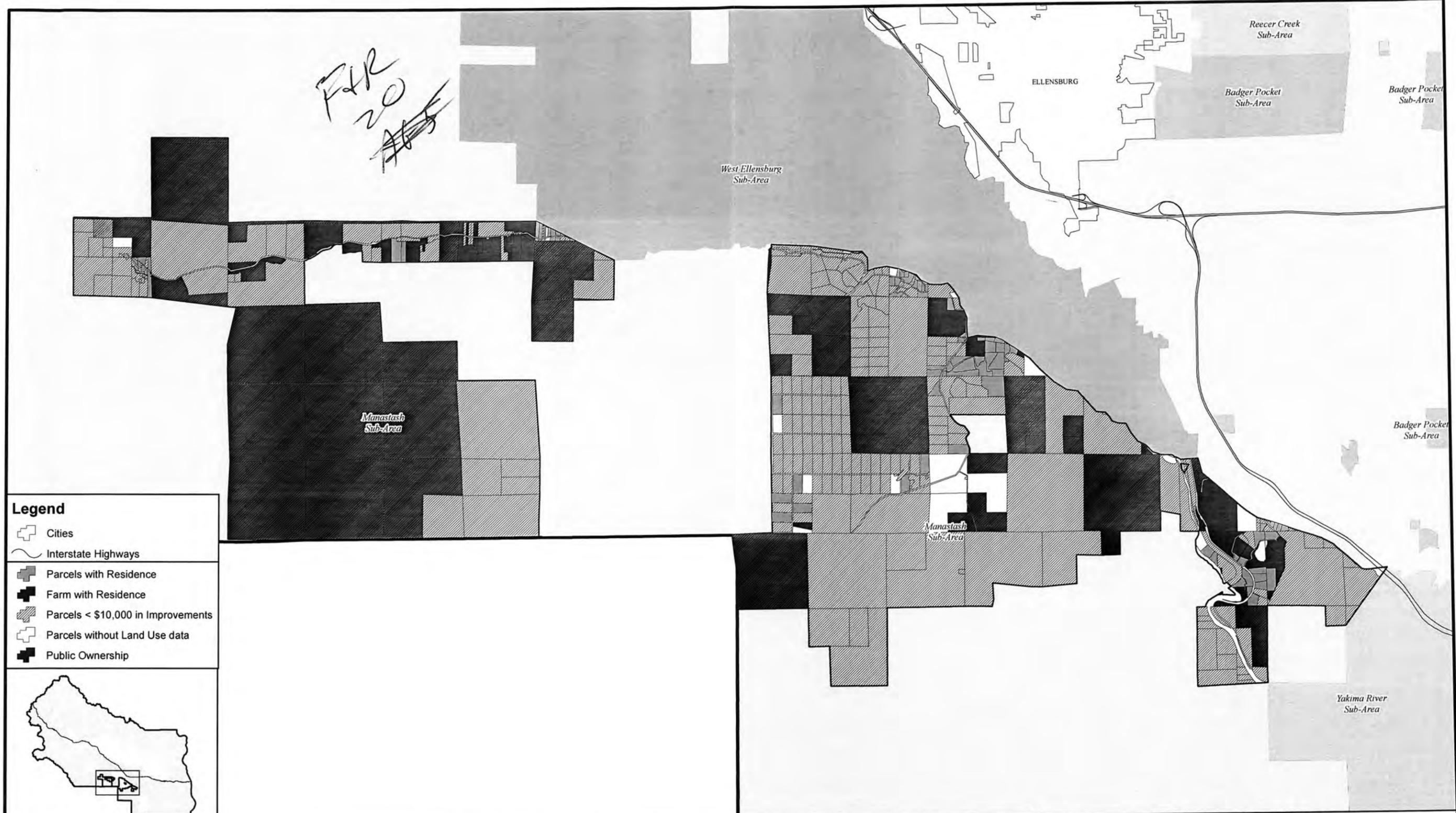
- Legend**
- Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
  - Public Ownership



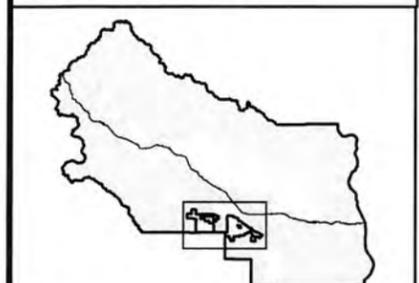
Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-5d  
 Thorp Prairie  
 Land Use and Development Pattern  
 in 2011

FAR  
20  
~~2011~~

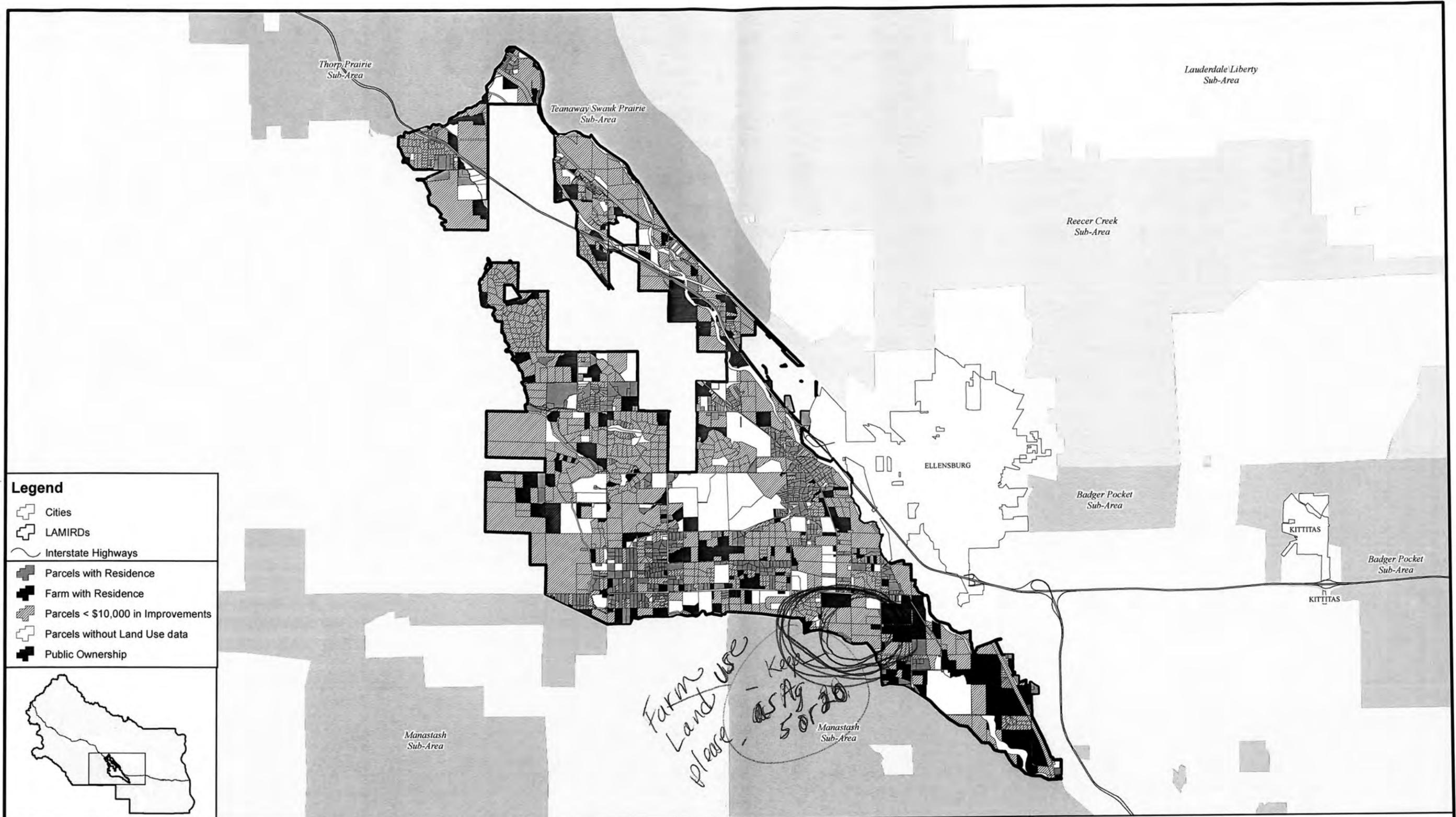


- Legend**
- Cities
  - Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
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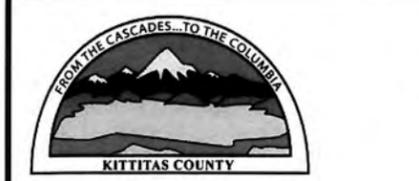
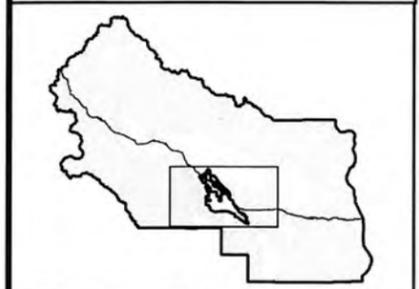
Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012

Map 3.2-11d  
Manastash  
Land Use and Development Pattern  
in 2011



**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership



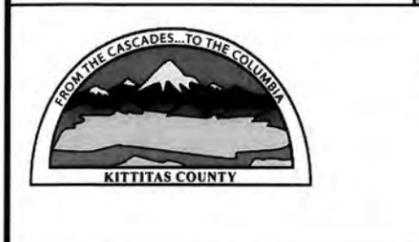
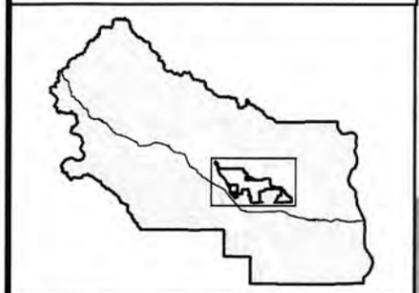
Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

**Map 3.2-9d**  
 West Ellensburg  
 Land Use and Development Pattern  
 in 2011



**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
- Parcels < \$10,000 in Improvements
- Parcels without Land Use data
- Public Ownership

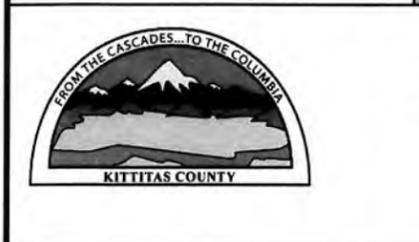
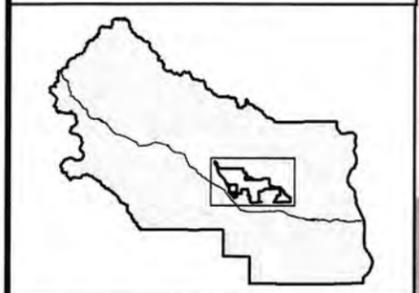


**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-7d**  
Reecer Creek  
Land Use and Development Pattern  
in 2011

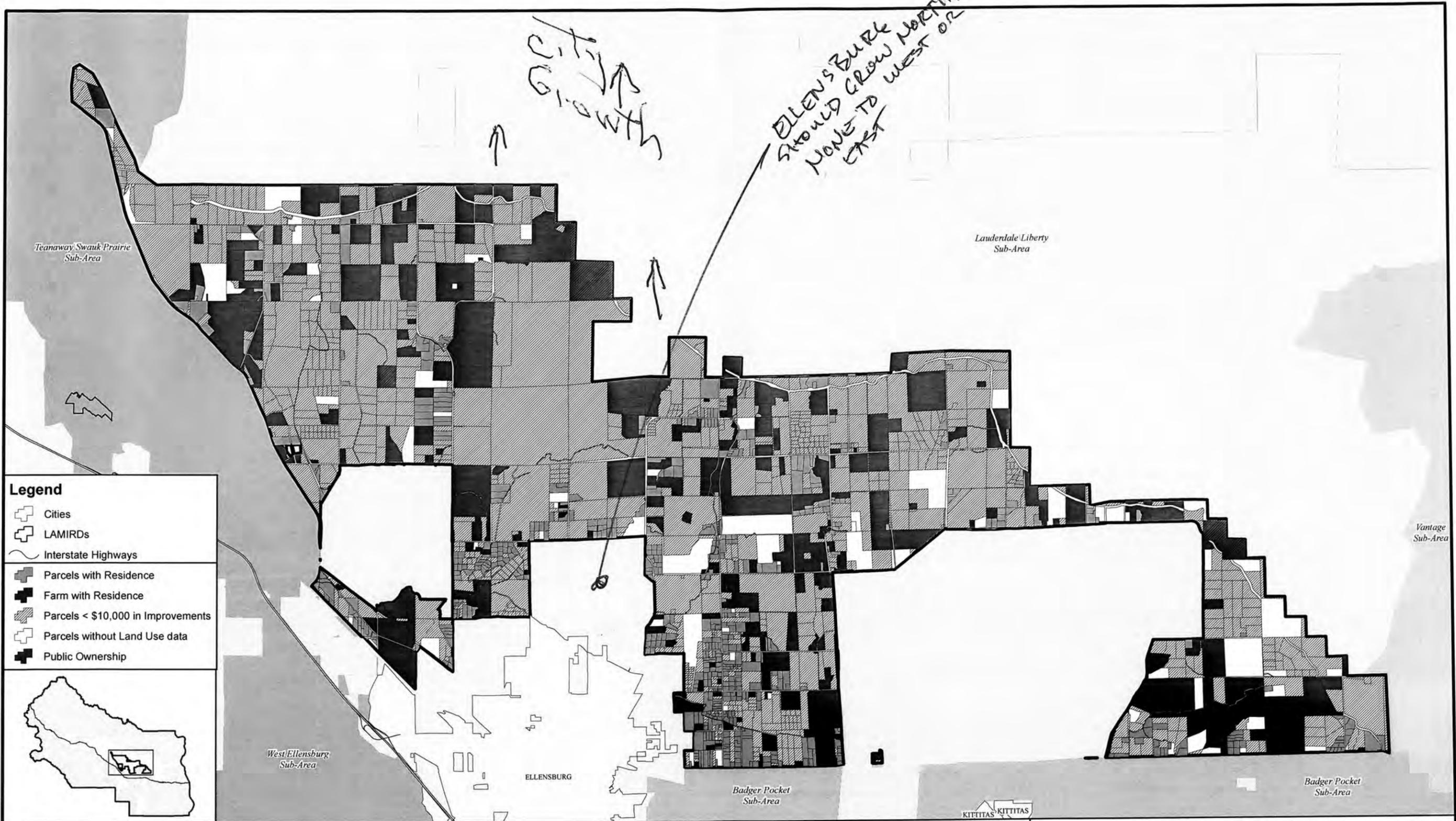


- Legend**
- Cities
  - LAMIRDs
  - Interstate Highways
  - Parcels with Residence
  - Farm with Residence
  - Parcels < \$10,000 in Improvements
  - Parcels without Land Use data
  - Public Ownership



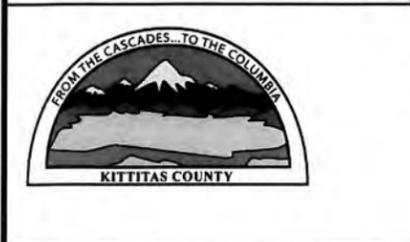
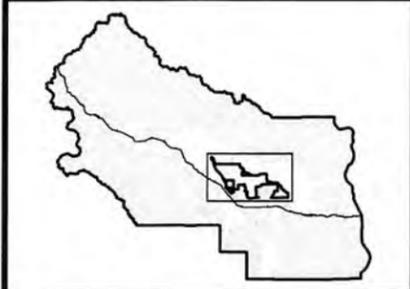
Growth Management Act Compliance - Preliminary Analysis  
 Kittitas County Comprehensive Plan Compliance 2012

**Map 3.2-7d**  
 Reecer Creek  
 Land Use and Development Pattern  
 in 2011



**Legend**

- Cities
- LAMIRDs
- Interstate Highways
- Parcels with Residence
- Farm with Residence
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**Growth Management Act Compliance - Preliminary Analysis  
Kittitas County Comprehensive Plan Compliance 2012**

**Map 3.2-7d**  
Reecer Creek  
Land Use and Development Pattern  
in 2011

