

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON**

**RESOLUTION NO: 2009- 100**

**A Resolution Establishing the Upper Teanaway Subarea Planning Process.**

- WHEREAS,** Kittitas County has adopted a Comprehensive Plan and contemplates the use of subarea plans to address the particular needs of specific areas of the County; and
- WHEREAS,** The Comprehensive Plan identifies the Teanaway drainage basin as a study area (KCCP p. 7); and
- WHEREAS,** The Upper Teanaway drainage may be defined as the Teanaway watershed north and westerly of State Highway 97, which forms a logical area for a subarea plan as authorized by the state Growth Management Act (Chapter 36.70A RCW) as an area with unique features in terms of both ownership and public interest, and
- WHEREAS,** The Upper Teanaway watershed consists of approximately 60,000 acres of which nearly 80% is in a single ownership and the remainder is in a variety of ownerships from small lots to section area ownerships with approximately 600 owners in total (see map at Attachment 1); and
- WHEREAS,** The Upper Teanaway watershed has significant streams and riparian zones; fish and wildlife habitat conservation areas; wetlands and steep slopes; and a history of logging, farming, hunting, fish rearing, recreation, recreational development, and a significant level of rural residential development; and
- WHEREAS,** The goal of the subarea plan is to promote a long-term plan that identifies and protects the important characteristics and identifies future uses for a majority of the study area:
- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
  - (b) That fosters traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
  - (c) That provides visual landscapes that are traditionally found in rural areas and communities;
  - (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

(e) That reduces the inappropriate conversion of undeveloped land into sprawling, low-density development;

**WHEREAS,** The Upper Teanaway provides a unique opportunity to use tools under the Washington State's Growth Management Act (GMA) to achieve the objectives of preserving rural character, and particularly the opportunity to preserve a substantial portion of the upper basin for a combination of recreation, forest products, energy, agriculture, and other uses under protections that assure the segregation and preservation of large parcels protected from residential and other exclusionary development, by locating potential development in areas where development is most appropriate; and

**WHEREAS,** Given the size and orientation of the lands under review, it is important to consider the full compliment of tools available under GMA (both rural and urban) to meet the competing needs and interests in the area and the goals noted above. Specifically, all options need to be explored to assure the maximum reservation of lands in areas that would not be further subdivided for residential development and to shape the future development of the area in concert not only with zoning tools, but also conservation easements and other techniques to assure the benefits of the plan are preserved for the future. Planning tools may include existing new or modified rural zones, LAMIRDs, clustered rural development, and more urban approaches in appropriate locations; including overlays addressing opportunities for energy facilities, master planned resorts and fully contained communities. Through this process the County can achieve a balance within State GMA guidelines between economic and environmental interests and between local and regional interests; assure the broadest protection for the environment; maximize lands available to the public for recreation and multiple use; and provide incentives for land owners, interested groups, and the public to achieve the goal of creating a balanced plan for the Upper Teanaway Subarea; and

**WHEREAS,** Due to lack of current funds in the County budget, the major property owner requesting the subarea review has agreed to reimburse the County the costs of the Subarea Planning Process through environmental review and final action by the County over the next 18 months.

**NOW, THEREFORE BE IT RESOLVED,** that the Board of Kittitas County Commissioners does hereby resolve:

1. The County staff is directed to institute the Upper Teanaway Subarea Planning Process. The purpose of the process is to address the lands noted in the map attached and may make recommendations for additions or deletions to the map and goals as stated in this Resolution based on specific needs to achieve the purposes of the GMA.

2. The Subarea Planning Process shall be designed to engage the broad spectrum of interests in the area, including property owners, local and regional interest groups, tribes, and local, state and federal agencies. The process shall consider and recommend means to provide (a) maximum protection to significant environmental areas; (b) maximum utilization of forest lands for

multiple and public use, including recreation, energy, agriculture, and forest resources; and (c) future development options in locations most suitable for development and with infrastructure best suited to conditions and the overall objectives of the plan.

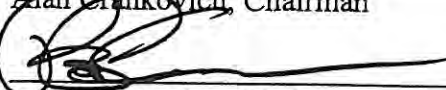
3. The Subarea Planning Process will be supervised by the County Interim CDS Director or Planning Official and Contract Planner. The public participation program, Attachment 2 to this resolution, provides a public participation plan and timetable to promote public participation by all affected people, groups, tribes, and agencies in preparation of a preliminary Teanaway Subarea Plan report and environmental review in time for presentation to the Planning Commission and Board of County Commissioners as a possible amendment to the Kittitas County Comprehensive Plan in the July-December 2010 annual review program. An integrated SEPA/GMA process, as provided in WAC 197-11-210 through 197-11-235, is anticipated.


4. American Forest Land Company, the company sponsoring the process, will deposit the sum of \$20,000.00 with the County at the time of the adoption of this resolution for purpose of funding the County process in initiating the public process plan. Allowable costs include all costs of the County Contract Planner and County staff to manage this process, and to prepare and review related documents, and for publication, printing and other expenses incurred by the county in connection with the process set forth in the attached public program. Upon adoption of this resolution to proceed, the County will develop a memorandum of understanding with AFLC that will scope the estimated costs of the phases of the subarea planning process, including other necessary consultants, and require additional funds be deposited to pay for the costs of the planning process in advance of the delivery of services. If funds are not deposited, the County may terminate the planning process since the County budget does not have additional funds for a County paid program.

ADOPTED this 21<sup>st</sup> day of July, 2009.


**BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON**

  
\_\_\_\_\_  
Alan Crankovich, Chairman

  
\_\_\_\_\_  
Paul Jewell, Vice Chairman

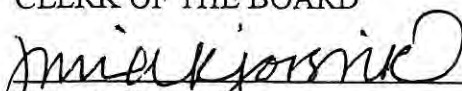
  
\_\_\_\_\_  
Mark McClain, Commissioner

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Neil Caulkins, Deputy Prosecuting Attorney



ATTEST  
CLERK OF THE BOARD

  
\_\_\_\_\_  
Julie A. Kjorsvik

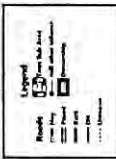
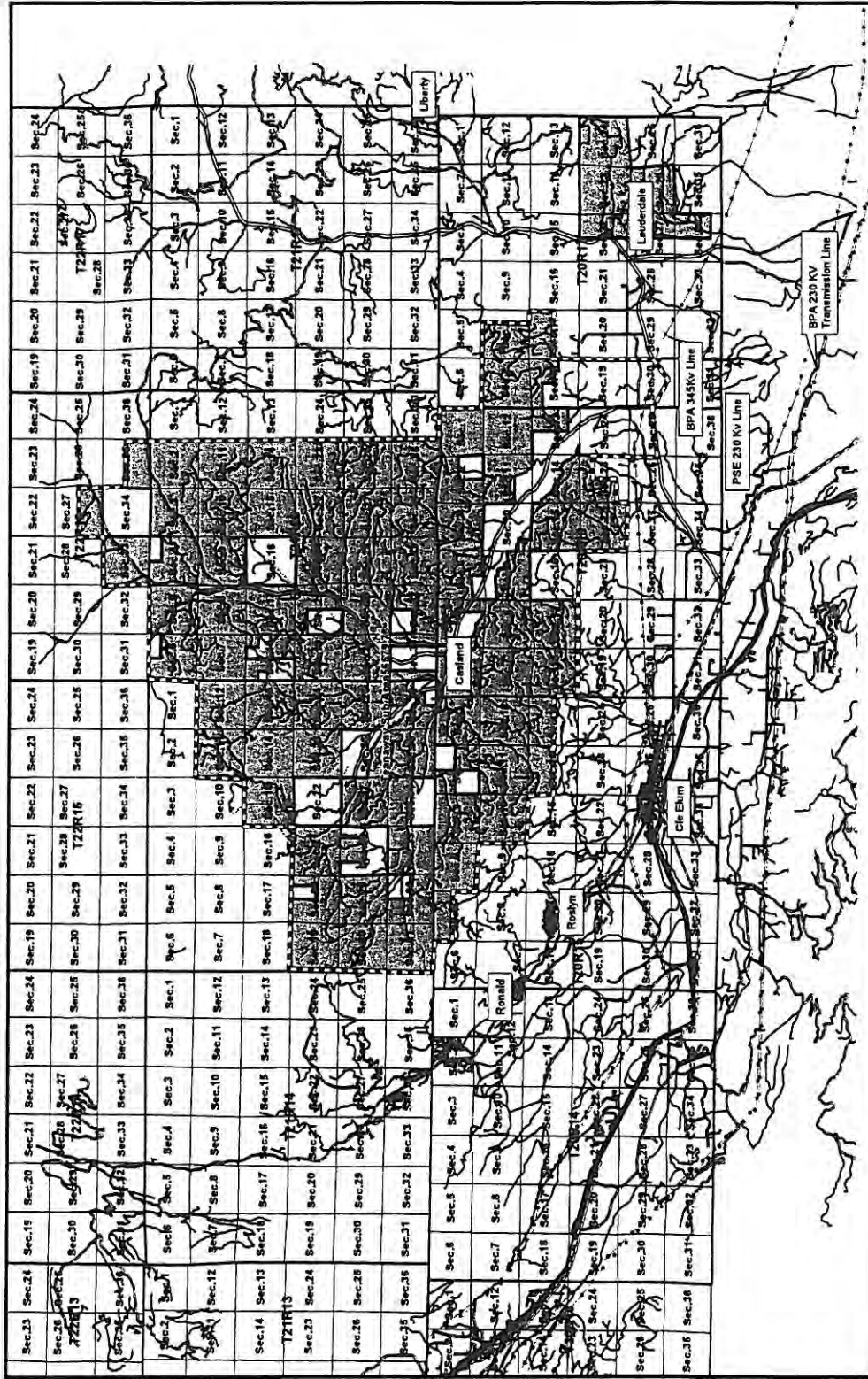


# Teanaway Sub Area

2009

American Forest Land Company

Draft Ver 3



TEANAWAY SUB AREA  
Approx. 55,000 Acres

1:106,655

Created on  
04/01/09  
By Jeff Jones

## ATTACHMENT 2

### KITTITAS COUNTY UPPER TEANAWAY SUBAREA

#### PUBLIC PARTICIPATION PROGRAM

##### Public Notification

1. Resolution adopted establishing the Upper Teanaway Subarea Planning Process, including attachments and materials prepared in support of the planning process will be posted on the Kittitas County web site available for public review—July. The web site will be updated with new information and supporting material as they become available throughout the planning process.
2. Mail notice outlining the planning process and inviting participation to all property owners within the subarea and within 1 mile; local associations that have historically used the Teanaway Valley area; local, state, and federal agencies; and tribal governments—July or early August
3. Place full page ads in both upper and lower County papers— last week of July or early August providing notice of planning process
4. Public meeting/hearing notices – ongoing as meetings and hearings are scheduled

##### Public Meetings – August to November,2009

###### Meeting 1 Agenda:

15 minutes—Introduce Planning Process

Introduce resolution and planning goals

Introduce public participation program

Focus on broadest public participation to achieve goals in resolution

Identify schedule and plan public input

1 hour—Describe subarea

Maps—physical characteristics—full subarea

Maps—historical development and use—full subarea

Maps—identified critical areas—full subarea

Maps—identify planning units—one map for each unit

Planning unit acres, #property owners, show current zoning

1. Main stem
2. North Fork Valley
3. Middle Fork Valley
4. West Fork Valley
5. Wiehl Road
6. Storey Flats
7. Upper North Fork
8. Upper Middle Fork
9. Upper West Fork

- 10. Upper Storey Flats
- 11. Bible Rock
- 15 min—Identify major interest groups
- Property owners by planning unit
- CWU
- Yakama Tribe
- State agencies
- Federal agencies
- Public interest organizations
- CLC (other land trust type organizations)
- Horse associations
- Ski associations
- Hunting /fishing associations
- Motor vehicle access organizations
- Hikers and campers
- Environmental associations
- WEC, Audubon, local to Kittitas

30 min—Public input—Questions, observations, also have note cards for written comments, Invite comments on line

### **Meeting 2**

Expressions of specific interests and concerns—local

Public Comment:

- a. Owners by planning unit, 15 minutes each for planning unit 1-5, 15 minutes for units 5-11
- b. Local associations—horse, ski, motorized vehicles, hunter, fisherman, etc., 15 minutes each

### **Meeting 3**

Expressions of specific interests and concerns

State and federal agencies, 15 minutes each

Tribes, 15 minutes each

Environmental groups, 15 minutes each

### **Meeting 4**

Summarize issues and interests, 1.5 hours

Public input (open microphone), 30 min.

Written comments and comments on web site welcome throughout process

**Meeting 5** Planning outline reflecting goals from resolution and first four public meetings, 1.5 hrs

Sub area text

Subarea maps by planning unit (identifying goals and objectives for each)

Identification by planning unit of principle objectives and how they were addressed

### **Meeting 6 (may be continued if response large enough)**

Public response to subarea plan

Open microphone

**Meeting 7**

Planning outline from Meeting 6

Sub area text

Subarea maps by planning unit (identifying goals and objectives for each)

Identification by planning unit of principle objectives and how they were addressed

**Meeting 8**

Public response to subarea plan

Open microphone

**Presentation to BOCC/PC - December, 2009**

Draft subarea map and text for plan and development regulations, plus summary of public comments

Presented for EIS review

Questions and issues by BOCC to be addressed in EIS

**Integrated SEPA/GMA/Draft EIS - January 1-June 30, 2010**—Draft for presentation to BOCC as agenda item for PC/BOCC review by June 30, 2010

Planning Commission hearings to be hearings on DEIS

**Final EIS and PC recommendation – July to November, 2010**

**Final hearings and action by BOCC - December 2010**