

**From:** [Karl Flaccus](#)  
**To:** [Jamey Ayling](#)  
**Subject:** Mardee Lake rezone comment  
**Date:** Thursday, April 25, 2024 1:13:33 PM

---

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Mr. Ayling,

I am a long term resident and cabin owner in Gold Creek Valley since 2020. I have enjoyed Mardee Lake (accessed from public land), and I support the ecological restoration of Gold Creek and its critical areas. I submit this comment on the Mardee Lake rezoning.

I object to the Kittitas County's preliminary Mitigated Determination of NonSignificance. The Growth Management Hearings Board's 2023 decision found that "the County had to analyze the probable impacts of its comprehensive plan amendment." Order, page 27. That has not occurred. In the new rezone proposal, impacts to wetlands and critical areas are not adequately addressed in light of the probability of conflict between new development and critical areas. There is "no dispute of the existence of critical areas on the Mardee Lake property and its environmental significance." Order, page 27.

Under the review board's decision, probable environmental impacts should not be (and cannot be here) deferred to project level approval.

A determination of nonsignificance based on the record before the county would substantially interfere with fulfillment of GMA Planning Goals 8, 9, 10, and 11. Kittitas County should require a critical areas report for Mardee Lake, and designate the rezone proposal as environmentally significant, possibly requiring an EIS.

Respectfully submitted,

Karl Flaccus  
206 371-7037  
Cabin owner at 32 Gold Creek Lane

