

Upper Teanaway

Subarea Planning Process

Transcript of
Teanaway Subarea Planning Process
Public Meeting
Wednesday, October 28, 2009
Swauk-Teanaway Grange

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October 28, 2009 Meeting

Anna Nelson:

Excuse me. I'm going to hold up two mikes because one is recording and the other one is amplifying. So my name's Anna Nelson. Thank you for coming. For -- if anybody doesn't have an agenda, we have an agenda for tonight. It's one page. Essentially this is an oral comment format. For those of you who are new, we've had a series of different kinds of meetings, open houses where people would just walk around and look at information, some oral comment meetings like tonight where people from the community would be making oral comments and then last week we had kind of a -- a meld of presentations from the planning consultants and then some comments from -- and questions from the community.

So, again, my name is Anna Nelson, I'm the lead planner working on the project for Kittitas County; I'm a planning consultant with the Gordon Derr. Also from the County, Kristina Wellman, I saw her here, somewhere, there she is. She works in the Public Works Department. I saw Commissioner Jewel come in and Neil Calkins with the Prosecutor's Office. If there are other County representatives here, I apologize for not seeing you when you came in. Oh, there's Kirk, Kirk Holmes with the Public Works Department.

So -- again, what we're going to do is go through some oral comments. We had people who have signed up ahead of time, I think, many of you know that American Forest Land Company was going to do a presentation tonight on some of their thoughts for their property within the sub area and then I have a series of it looks like seven other people who did contact me ahead of time and a few people who signed up when they came in.

So we'll go through that list first and then we'll turn it over to other people who would like to make comments. So, unless there are some introductory questions, I'll turn it over to Wayne. Okay, thank you.

Wayne Schwandt:

Thank you, Anna. I'm going to take a minute here to just get this adjusted and hopefully it'll work best. Can everybody here me? Is that working all right? I'll hold it up if that doesn't work.

Thank you. My name is Wayne Schwandt and I'm a -- I'm a principal in American Forest Land Company. We've -- we are the ones that, as you know,

have been supporting the county in this subarea planning process. We are the major landowner within the subarea planning area and tonight, I'm so happy to see so many people turn out to hear what we have to say. We'll be laying out what our vision is for the valley and for our property. I'll say right now that I understand that change is always difficult. This -- what we will be presenting will represent change. But I think as we go through it this evening and then you have a chance to think it through and digest it and talk back and forth with us over the coming weeks, I trust that you'll find that as the alternatives that are available to this area and to our property, what we are suggesting is a framework that probably will, in the end, provide the best of all of the alternatives, both for us and for the community. And that --

Can't hear me on that one. Okay. Okay, we'll try -- oh, that is much better, isn't it. Wow. Oh, look at that. Well, before I start my presentation, I do have an announcement to make and I'm going to introduce David Bowen. Many of you know David; probably all of you know David. David was previously Kittitas County Commissioner and -- and the other -- another elected office in Kittitas County that I can't recall right now, assessor? Auditor, there we go. We -- I am so happy to, to announce this evening that David has agreed to join our team and David will be coming on as president of American Forest Land Company and he will be providing the leadership from the community that we need to take this project forward.

David will become a member of the senior management team. In that capacity, he will be working with myself and John Rudy, Chris Bailey, Chris is here this evening, he always likes it when I introduce him, but he can wave his hand, you'll see where he is. Jeff Jones, of course, you -- many of you know Jeff Jones who's the general manager for our property here in Kittitas County, and several others, but he will be a part of that senior management team. We will be looking to him not only to represent us here in the community, but also to be an instrumental part of, of creating and implementing the strategies as we go forward, not only in this planning arena, but as it moves forward in the coming years.

We looked long and hard for somebody who is well known and respected as a community leader and his primary tasks as we go through the planning process are to be available, to listen to the community, to provide open, frequent and effective communication and it's a two way street, he's--his tasks are to listen to you and also then to provide back to you interpretations, explanations, more detailed that you're asking from us and hopefully that, that process will continue to evolve over time and allow us to come up with even a better product. So I'm going to ask

David to come up and just say a few words here before we get into the presentation.

David Bowen:

Thank you, Wayne. I didn't rehearse anything for tonight because it's usually better to speak from the heart and about two and a half weeks ago, I was approached by Wayne to talk about the subarea planning process, I've been watching it in the paper and listening and reading and he laid out with me some of the ideas that have been brewing with the landowner for the last year, year and a half. The thought process going into it and also the fact that they were really wanting to hear from the community first before they put anything out to not tarnish the feedback from the community. Find out exactly what was important to those who live out here, those of you who live in the area, those who use the area. I had an opportunity to speak for hours on the phone with John Rudy and sincere conversations that helped a lot in making a decision for me. Didn't honestly take the decision lightly, I have a very secure job with Puget Sound Energy which now ends on the November 6th and I will be taking this on full time. I'm honestly here to listen and to relay information back and forth. I won't take the presentation away from Wayne because there's -- I wouldn't have done this if what was being described to me on my phone conversations wasn't what was coming out in the presentations that I started seeing coming from American Forest Land Company, so I'm excited, nervous, concerned and -- but the challenge and just the opportunity to do really what I feel is the right thing out here in this area with this property is just -- was too much for me to pass up. I look forward to working with all of you and listening to all of you. I have a cell number with them already, I don't actually start working for them until the 9th, but I'd be glad to go ahead and give that number to you if you're interested and that is 509-899-4950. Looking forward to many discussions with the majority of you and some of you may do your thing silently or in letter which is fine as well, but honestly looking to hear feedback as we move forward and try and give the community vision that has been started with this subarea planning and now as we move forward with the ideas of American Forest Land Company, so thank you.

Wayne Schwandt:

Thank you, David. This -- you can't imagine how happy I am to have David come on. As we move forward, David will be the primary spokesman for the project and my job will be to support him in his endeavors. So let me get started with our presentation here and I'm going to start by putting up here in the first slide is the last slide that was shown a week ago. And I -- I will apologize, I worked diligently with our - with our technical team to get the colors right and interestingly enough,

in any setting, the colors come up differently through that projector, so if, if -- for those of you who were not here last week, there are two shades of green you can make out on here and the darker green are areas that have high ecological value and the lighter green is areas of moderate ecological value and I won't go through what, what built to this slide because it was, as you can imagine, a fairly extensive review of the existing literature on the area to come up with areas -- to come up with this map that identified the areas that have ecological value. And just a couple of examples, though, are steep slopes, the type of soil habitat issues, the riparian areas wetlands and etcetera. That, that presentation that was made by Suzuki last week is available on the website.

This, this next one, again, is -- it's probably something you've seen before, it's a little different colors, but this is the American Forest Land properties inside the subarea that is being addressed as the Teanaway subarea planning area. I guess I'll point out for those of you who haven't been here before, the black line is the, is the area of the subarea and then the colored properties inside are the AFLC properties. AFLC within the subarea owns 46,851 acres and the entire subarea is about 56,000 acres so you can see that we obviously -- the majority of the land in the area.

There is three classifications -- zone classifications of land that we own. The dark green is commercial forest. The light green is forest and range 20, meaning forest and range zone with a density of one unit per 20 acres. And then the, the kind of funny green in the middle right here, that is rural three, meaning one dwelling unit per three acres.

As we, as we started looking at the property and how we might fit our vision on to it as David said, we were very concerned that we didn't put out our ideas too quickly so that they, they shut off ideas that might be coming from others who have an interest in the area and that was the reason why we waited until now to share with you what it is we're thinking about.

So let me just refer to a couple of -- a number of things that we heard from you both in the oral testimonies and the written comments that came in, as to the things that are important. Really, one of the, one of the major ones was the historic recreational access and use of the land. It was -- and that was a tram that was set up perhaps even before Boise Cascade had that property, but was retained and continued after AFLC took on the property.

The other thing that was important to people was that the valley has a sense of place. It's unique in its character and one of -- for example, lots of comments

about the Teanaway Road. The road itself and the ability to transverse it in to see the vistas of both the distant vista and the near vistas was very important to people.

Another major comment was the river system itself. Not, not just the river and the water that it supplies to the community and to the natural users, the fish and the other animals, but the riparian areas and the watershed that it drains. Very, very important to the people of the area.

There was other comments about the need for economic development in the area. We talked a lot about the demise of the commercial timber industry. There was differing opinions as to why that occurs and whether it's coming back and I'll talk a little bit more about that later. But the ability to use this land and the subarea and this planning process to create the potential for economic development. New career orient jobs. Living wage jobs that keep young people in their communities can provide for a future, that, we heard that.

We heard loud and clear the value that people put on the commercial forest lands and that was -- came in a number of guises, but it just rolls all into boy, the commercial forest lands have, have great value for this community, for both economic and environmental reasons.

And there was a number of comments about -- oh, sorry, looks like I have an alert. I think I get those about every half hour, so hope they don't come back.

The fact that patterns, you know, more typical and traditional patterns of rural growth are, are not what people want to see. You know, the continued split off and segregation and subdivision of lands just throughout the community is, is not the best way to import -- approach the people -- a lot of people's desire to live in rural areas. And we agree. We certainly agree with all of those sentiments.

So those are some of them and I'll refer you to the, to the work that the county has done in assembling the comments in their presentation they did last week, it's really very well done and it's easy to read, the pie charts that they assembled are very effective in talking about what is important to people here.

Now coming back to this -- the presentation that we had last week. I'll back up one -- when we take out the green areas, and let's just -- let's not worry about the distinction between high and moderate ecological value, it's all, you know, it all has ecological value in there. What's left are areas that are, in a traditional sense of just listening to the land, the land as the land speaks first as in any project of this

size, the area that is left in white is, is the area that would be more appropriate for development types of activities. It's not to say that everything you see in white needs to be developed, it's just that, when the land analysis is completed, that's what results.

Now we'll go to this slide again and you can see, and we'll come back to this point again and again, is that the zoned areas that we have down here, this is forest and range 20, this is forest and range 20 here, this is forest and range 20 down here, this is, by the way, this is where the Teanaway Solar Reserve is, right here on these 960 acres and, and there is, in a happy coincidence, a place where the zone and its uses are appropriate to the geography and the ecology of the area. So that -- and that's one -- a reason why Teanaway Solar Reserve is on that particular site. You can see there are some other -- these two pieces right here are forest and range also.

So if you put the two slides together, you see that, that there's a mismatch of what the land is telling us and what the zones provide for. I've been -- you probably can't read those numbers up there, so I'll read them off to you. The total AFLC property there is 46,851 acres, the commercial forestland, in the dark green, is 39,744 acres, the forest and range is 6,182 acres and the R3, the residential three is 925 acres. So remembering back to the -- what we had learned from you and mixing that and matching that with our own desires, we came up with this concept, the concept of what I will call a zone exchange, and, and briefly stated it is that the zones in the property that are designed for development types of activities are in the wrong place and we probably should move them into the core where the land is more appropriately ready for that type of use. And this isn't -- this outline here of the core area is -- this -- our, our looking at that core area and coming up with a boundary and you can see that the boundary on the south follows the river area and then it kind of tracks along a section lines or half section lines. Another way to do this is to really just follow terrain at this level that's probably trying to get into too much detail for this type of analysis. But that, that boundary can, and probably will be, modified over time.

But for, for purposes of this presentation, we're looking at an area that has within it 6,688 acres in the core area. And our lands, that is AFLC's lands, within that core area, are commercial forest 2,859 acres, here and over here and here it's our forest and range and that amounts to 1,763 acres and then all of our, our three in this very unique geographic shape of the 925 acres.

So the concept that we came up with, in an effort to not reduce the amount of commercial forest land is to take our forest and range lands here that are

inappropriately cited I would say and exchange them here, and the result -- or, I skipped over, there is a -- the same outline over the, the land analysis. And the result is when that exchange happens is that everything now within the core area is either forest and range 20 or residential three. Now, I need to interrupt myself here just briefly and answer the anticipated question; I'm only talking about our property. There are obviously lots of owners within that core area that already -- they have their own zone, there, they have their own lifestyle and their homes and their improvements and we -- we're not talking about making any changes to the, the existing zoning that people have that is other than that land owned by American Forest Land Company.

So after the exchange in the core area of American Forest Land Properties, there are zero commercial forest acres, there are now 4,622 acres of forest and range 20 and the 925 acres of rural three remain in the core area.

Now here's another refinement to this. What I've put up on the screen now is a relocation, if you will, of the R3. If you remember, I'll go back to the back, the slide, that's the R3 as it currently exists. It's split, it's on both sides of the river, it actually comes down into the river bottom there where there are some challenges from the, from the environmental standpoint along the river bottom and the proposal would be to take that 925 acres and move it up into an area between the west fork and the middle fork and for those of you that know the area, you'll know that that is a relatively flat, it's a higher bench, the top -- you don't see it from the public roads and it's well defined by the two forks of the river and just off to the west there, we had to pick a line and so we did. But that, that to us makes a great deal more sense of where that particular type of development, and I'm only using that in a sense of gradation of development from commercial forest down to R3 as a way -- now we're going to come back to that because that becomes a very important part of what it is we will eventually be proposing to the County.

Now if you're doing the math and following along, and don't worry about it, we'll provide the math for you. After all that exchanges goes on, there's still about 1,700 acres of forest and range land that doesn't get moved. Now the majority of that, the 960 stays in the Teanaway Solar Reserve. But that leaves approximately 600 acres. And that fits with both our desires for types of uses on the property and I think supports the ideas that have come through the public meetings and open houses.

And that is that there -- there was a number of comments that said, like from the snowmobilers group or the horseback riders or the other users of the back country

would love to have a place where, I'll take the snowmobilers for example because that's one that everybody can visualize pretty easily, a place where we can go, park our trucks and our trailers, have a building where we, maybe where we can stay overnight, that there may be food service, that we can loop out on our snowmobiles and back and have the kind of family outing and place that we really desire.

So these stars that are scattered about represent that type of activity. So I have no idea where that should be. That -- where -- let's assume that this is the snowmobile guy right here. Where that actually ends up being is really a process that would come about through consultation and discussion with the snowmobilers and their representatives and the County and finding the best place for it. You will note, however, go to the next slide, that we did at least put them in the areas of the white, so, they're not in the green area.

The other types of users, of course, that, that are the back country users in the winter, the cross-country skiers, the snow shoe people, any of those groups that either individually or by group tend to make use of the property so this type of a zone change is again an exchange of the zones would provide the regulatory environment within which those types of activities could take place.

I'm going to talk a little bit more about, about why, why move the R3, and I think as I do that, I'm going to move into this next slide and this shows the same area, but just depicted upon the ecological value slide. This area has lots of very interesting natural features and attributes that lend itself to being identified here. As I mentioned, it's up high, it's flat, there are very, there are very few other ecological values that, that jump out, out at us. It doesn't show up on these maps, but it is outside the area of the elk habiting area that has been identified on some of the critical area maps that elk habiting area tends to stay over here in Lick Creek and not up in this area. By the way, we've got a little handle for this, I'm not sure this will stick for a long time, but we refer to that as the West Fork Flats and access would be along the West Fork Road. Our property comes to the river's edge over here along the northeast side there.

Another reason that, that we like this idea of the more intense development over there is that it's not visible. It's not visible from the public roads and it is separated by terrain and elevation from the existing improvements, the existing homes in the valley. I'm aware that there are some homes over in here and quite frankly I'm not able to speak to whether they are visible there or not, but for the majority of the improvements in the confluence area in here, down in here, it is,

and also from Wagon Wheel, it will not be visible and that was one of the things, I think everybody was, concerned about.

The other reason that it makes sense to us is we're, we're very sensitive to the idea of the view shed back to the Stewarts up here to the north and where the, where the R3 was in this area that had the great potential for impacting the public's view as they traveled along the public roadway.

Another reason is, as we've discussed over the last several weeks is that we believe that there is a need for a second access and, and frankly, as I've said before, we think that second access requirement is probably there now regardless of what we do, and as we move our, our more intensive development potential to the west, we get closer to the options for the second access. There, the county's little road on their map comes up like this. There is a forest service road that connects all the way over to the lake. It's passable sometimes of the year, many of you would know that much better than I, I've not driven it. But that, that does exist. I've mentioned in the past also that our company had retained easements across this property down here. Some owned by Plum Creek, some owned by others, I think we have five different access roads that we have that take -- give us access to the top of Cle Elum Ridge and the challenge for us on our side is the best route from here up the north side of the ridge to connect with those roads. We have several options, but that is a problem to be solved at another stage. Suffice it to say now that there are options and the location of this area to the west just makes that much more reasonable.

If you remember back in what we talked about as one of the options that we were very interested in pursuing, it was the idea of a fully contained community. Now a fully contained community is a land use that is provided for under GMA. It is not currently provided for under Kittitas County Code. There is a reservation for fully contained communities in the zoning ordinance, but it has no implementing language so we will be proposing that that be done in this subarea planning process to create the vehicles for a fully contained community.

(Inaudible)

I will do that.

(Inaudible)

I will do that. I will be happy to talk about that and that's coming up.

So keep in mind that this shaded area now is 925 acres and it, it is representative -- it represents the amount of acreage that we have in the R3 zone.

Now, within a fully contained community, there are the -- it is anticipated that a fully contained community is identified and planned for as an urban type area and that those are scary words, but let me go through the explanation here and talk a little bit about why that probably isn't as scary as it needs to be as it may sound.

First of all, the types of uses that are allowed in a fully contained community are those that you would find in any type of small community. There is the ability to do commercial, retail, institutional, and residential and within those categories, while we do--we see opportunities for a broad range of residential for example. We think that the resid -- the types of residential options that would be available in, in the village that we have envisioned that would be built here would be broadly stated. They would be multi-family, single family, there could, there would be mixed uses and they would run from affordable housing through to higher end. It's very important to us from the perspective of what makes a good community that economic and opportunities, the diversity of those options is very important for, a successful community.

One of the major reasons why it moves into this urban style status is that it provides the opportunity then to take the pressure on rural development and put it in an area where municipal services can be provided effectively, efficiently and, and with the least impact to the environment. So this community would have a water system, it would have a sanitary waste water treatment system, it would meet all of -- and exceed all of the regulations for storm water management, and it would provide as it grew for typical municipal services such as fire, police, emergency services, those obviously would be provided in the early years through contracts and working with the existing service providers that are in the area and as the community itself matured, they would be taken on by the municipal corporation.

We're talking about inclusive, not exclusive. These neighborhoods would be open to all and the idea of the village is that it is a walking village that the development is concentrated so that those who are living in the village can live, work, recreate and shop within walking distances of each one of those activities.

Now go to the next slide and this will be the last slide that I'll be talking from and then I'll just be doing some -- making some summary comments.

The darker shaded area represents about 250 acres. We think that's the appropriate size for the village, the rural village that we have envisioned to be planned for in Phase One. Now it's difficult at this level for people to envision, but if you think about the small rural villages that you're familiar with, you know that that does not, that does not show 250 acres of paved over land. That is a community that has open spaces, parks, and activities that support the types of uses that I just went through.

These are -- this would be as -- this would be as a result of the subarea planning process that we would be pursuing with you to take that rather scattered and potentially decisive, divisive development of our land, concentrate them appropriately in the right place, service them correctly and allow this community to grow in a way that is both economically viable for us and meeting many of the objectives that you have stated.

I'm going to talk for just a little bit about some of the other things that go along with our ideas, but I'm -- I knew you were very interested in seeing what it is we had in mind on the development side so I wanted to get to that first. I will again come back to this idea that there are tradeoffs constantly in this business that we're in and the land use patterns that evolve and the tradeoffs here are that significant portions of the -- of the property that would otherwise be developed into small acreages are now moved into a concentrated area allowing for the community to meet those broader goals and objectives that they would like to meet.

Now I'm going to review a couple of the major points here and I'm going to add a couple of ideas here that some relate directly to our property and some more to the to the Teanaway subarea planning as a whole.

The first thing, please note we're -- there's nothing in our program that suggests any change to the agricultural base of the valley. We don't happen to have any AG land in our ownership and we are very supportive of the AG community and will continue to be supportive of that.

We will be discussing with you and the county the concept of a protective zone or an overlay zone for the riparian areas. We're very conscious of how important that river is to everybody and everything. We think there are both broader protections that we can put on that are -- that exceed even what the regular -- the state and local regulations would require and then we are prepared to work with the fish management folks, local state, federal and tribal to identify appropriate

rehabilitation projects for the riparian area. Not that we're going to call those out, but when they are identified, we want to be a part of that.

We are, we are willing to explore and in fact would -- are -- will be promoting the idea that with the change and exchange with these zones that some of the more inappropriate uses that are probably just being brought along from, from history be removed, such as many of you probably know that mining is allowed in a forest and range 20 zone and we would suggest that that's probably one of the types of uses that can be removed.

There are areas in the area -- both in our property and outside of our property that are appropriate for, for LAMIRD designations. LAMIRD standing for local areas of more intense rural development. There probably is a need, just at a broad sense of providing some type of more appropriate regulatory environment for those areas that already have historically gone to more intense development and they may -- that may be the right vehicle, for example, to do some of the development in the start areas also.

As we look at our project and our village, we are committed to the idea of economic development. The creation of jobs, the longevity of community is one of the things that we are very concerned about and we think that this setting can create a unique opportunity for business development around brainpower uses. This is, this is a place where people who are engaged in research and development and other types of intellectual pursuits will find a setting that is conducive to their success. In that -- along those lines, we have been talking with representatives of Central Washington University, I've commented on that before, and I will characterize what I think is, from our side something that would be -- would be both exciting and leading edge for not only this community but for probably nationwide where we would work with them in a public/private partnership to bring the leadership of Central into an area where -- into this community and provide for research opportunities, training, classroom education, probably as we look at it, focused around the concepts of alternative energies, the geology of the area and the problems and issues that affect the timberlands of Central and Eastern Washington.

This idea of research, let me just go off on a bit of a tangent here, we, we don't believe, and I directed you to the Mason Lipke Report in the past which is on the website, we don't believe that commercial forestry as it's been known in the prior years will ever return. That's not to say that we're not committed to the concept of managing our forest lands for healthy forest, it's absolutely essential in our view

that management continues, that the forest, as they stand now, where we're unable to do the type of thinning and management that should be done, we're just heading toward a natural disaster. And we're losing opportunities now and in the future and if -- it's not a matter of if that disaster occurs, it's just a matter of when the ecological problems that will resolve from that will take decades to overcome.

So we are committed to continuing to manage the forest as if it were a regular sustainable forest for commercial production. We don't think that's going to happen. If it does, terrific, but in the meantime, we do believe that what we call second generation forest products will be developed and we think probably the first one that will arise is the movement toward creating pellets from the fiber from thinning and not only on our land, but hopefully from the national forest and the state forest and the production of pellets as an energy source has great advantages for us primarily because it provides, it creates a product that is transportable in its form and can reach markets that have a demand for it. So that's just one idea, it's - - we can't do it alone, our acreage is not enough to support a pellet operation, but we can be a major part of it and we will be supportive of that.

Another idea that, just in terms of where Central hopefully can be a part of this is the idea of matching energy sources, green energy, renewable energy sources as they are brought on to the grid in a way that is most useful for the end user. Right now, the bumps and ups and downs from the different types of green energy make operations very difficult and there should be a way to, to work toward a better way of managing the way green energy enters the grid.

We talked before also about the fact that, that we are started conversations with both engineering firms and the Department of Ecology on the ability to increase the amount of water that is available to the valley and to the downstream residents and to the fish through capturing the spring runoff, detaining it away from the riparian areas and the metering it out when it's in need. We are able to do that differently than others because we own property that would -- could be used for that purpose and are willing to make it available for that purpose.

We have an absolute commitment to green energy in the -- in our community. We will rely on green energy, we are -- even though the Teanaway Solar Reserve will be up and running before we are and it will be selling into the grid, it is the green energy that will supply the power service needed for our community.

Audience:

Can we ask you a couple of questions?

Wayne Schwandt:

Maybe when I finish, if that's all right. And I'm almost finished. Let me finish up with the commercial forest so I'll go back to that one.

A couple of the main points that I think are really important to take away from this presentation and that is that, that in this approach, there is no net change to the amount of commercially zoned forest land. It ends up being in different places and in most cases, if not all, more appropriately placed. We would ask within this that there is an overlay zone for renewable energy similar to what the county has done elsewhere in the county. Within our 39,000 plus acres, just under 40,000 acres of commercial forestry, the dark green area, we are prepared to create a conservation status in concert with the environmental conservation organizations that would provide perpetual protection for the public beneficial uses that we all enjoy.

Now let me, let me talk about some of those words, because they are a bit vague, but purposefully as we haven't gotten into the details yet. When I say public beneficial uses, I group under that habitat, other environmental benefits, and the public access and uses of the area. So all of those would be granted within this area.

Let me talk just a bit about what I meant by a conservation status. I don't know under, under what vehicle the perpetual protection would be granted. Easements have been used in the past, outright sale of the property, the sale of development rights. Those are all available to us as we discuss these options with the conservation organizations. And the reason why the conservations organizations become involved is, as you all are probably aware, that by granting them the control of the property, it removes it from the potential for changes that would come through a process similar to this in the future. So, it would be done.

Now what we are also prepared to say at this stage because we're still in conversations with these, that the area I'm talking about will be more than, more than half of that 39,000 acres. Can't say how much more right now, but it will be more, so at a minimum 20,000 acres and up. And the real number then will be the result of both more fully understanding for the best sites are to preserve and the process of negotiations with the groups and I'll just say not that we have talked with three of the major groups and I'll name them and not to indicate that there's anything other than just discussions and that's Cascade Land Conservancy, The Trust for Public Lands and the Nature Conservancy.

So those are my prepared remarks. Let me take just a moment to go over my notes, make sure I didn't leave anything out that if I put it back in it would all make sense immediately.

Okay, I'm happy, but no, I need to turn to Anna.

Anna Nelson:

Tracy, you had a question?

Tracy:

Yeah, I understand the urban village and you all agree to why you want to consolidate with that. I'm a little unclear on the forest 20 areas, what your development plans are for that.

Wayne Schwandt:

Yeah, and say it one more time for me Tracy?

Tracy:

You want to remove some of the lands from commercial forest in the west creek to riparian creek areas and turn that into forest 20 land. Why? What's the development plan for that area?

Wayne Schwandt:

Well, there is no development plan, but it would be available for the types of uses that a forest and 20 allows.

(Question from community/can't hear question)

Wayne Schwandt:

Well, it differs in that there's some primary differences, the uses within the forest and range 20 are more broadly stated, they are quite restrictive in the commercial forest 80 and I think one of the major differences is, for purposes of this, as we look at it is that the forest and range 20 allows for clustering and the commercial forest does not.

(Question from community/ Can't hear question)

Wayne Schwandt:

Yes, just as there would be if it stayed where it was.

Community Member:

Right, but if it's 80 and commercial, that ... (Can't hear the rest)

Wayne Schwandt:

Well, it's -- that's half right because the amount of acreage does not change, it just gets relocated. Okay.

(Question from community? Too far from mic. Can't make out words.)

Anna Nelson:

Now, I'm just going to repeat this so it gets on the transcript. So I heard two questions, one the last one being sort of scale and intensity of sorts of uses at the stars areas and whether or not they, at this point, know, thank you, of what sorts of densities or types of residential uses would be in that pinkish area.

Wayne Schwandt:

The scope of those trailhead types of activities has not been decided. I think the only parameter that we, that we really see on there is that there, they would not have residences, but they could have overnight accommodations, they could have food service, but to the extent that they are developed is really a product, again, of consultation with the groups that would be using them. We're -- this would be done in support of their needs, not in support of our needs. And then the question about the population in the purple area, I really can't speak to that, it's -- what you should -- what you should know is that a fully contained community requires a population allocation from, from the county that is a part of the urban allocations and that process has not been completed so its, in fact, that's going on now and it won't, it won't complete for probably into the coming year, I suppose. Yes, sir.

(Question from community)

Wayne Schwandt:

That, that could happen, it would be totally dependent upon the market and whether there was a demand for it.

(Question from community)

Anna Nelson:

So again, what the question was for the transcript, the phasing in the purple area, so Phase One being the darkest purple and I haven't heard a distinction on how

many phases or what the phases would be in the rest, is that -- and then your question was about population again?

(Question from community)

Anna Nelson:

No, I think again what Wayne was referring to is as part of this whole process -

(Question from community)

Anna Nelson:

Yeah, he answered it the time before.

(Question from community)

Anna Nelson:

No, I -- maybe I misunderstood, were you asking the whole purple area? Yeah.

(Question from community)

Anna Nelson:

The speaker asked about all phases, so I think that's what his response was. I'm not trying to be argumentative, Karl, I just want to make sure that it's the same thing. Okay. I, okay. Answer it again, Wayne.

Wayne Schwandt:

It is, it is the function of the population allocation and, and there have been no projections on what it might ultimately be.

(Question from community)

Wayne Schwandt:

The question is the, the allocation issue and I, I hesitate to try to explain the vagueries of Washington's Roof Management Act, but --

(Question from community)

Wayne Schwandt:

The -- that's, that's pretty close.

(Question from community)

Wayne Schwandt:

There's a question over here. Yes, sir.

Greg Ballard:

My name is Greg Ballard _____

Wayne Schwandt:

I'm sorry, say again please?

(Question from community)

Wayne Schwandt:

Yes.

(Question from community)

Wayne Schwandt:

Right.

Anna Nelson:

So again, this is Anna, so the, I think the line that you're talking about is the heavy dark line that comes north and south and interfaces with 970?

(Question from community)

Anna Nelson:

That's a boundary, just, just for the study area of the subarea plans, it's not indicating any buffer zone or anything other than the edge of the map so the zoning could potentially not change there at all, nothing could change at all, it would just be included within this mapped boundary and within this study area for the environmental review.

Greg Ballard:

That's all private property.

Anna Nelson:

That's right.

Greg Ballard:

And so I guess my next question is why don't you_____.

Anna Nelson:

Can you -- which line again are you referring to?

(Question from community)

Anna Nelson:

Okay, all the way to the east?

(Question from community)

Anna Nelson:

Okay. I -- sounds like you were not here last week when I explained the boundaries.

(Question from community)

Anna Nelson:

I'm sorry. So the, again, part of it was private ownership as you say, part of it was that there was very strong feedback from some of the property owners on that side that they did not want to be included in the area. So again, it -- this is the line that we drew at this point in the planning stage based on some of the parcel configurations and the zoning. So, it's a steady area, it's not -- it could potentially change during the whole planning process.

(Question from community)

Anna Nelson:

It would be great if you could write a letter and put that in writing because your comment through this isn't going to be as effective as you writing a letter. I have a gentleman in the back.

(Question from community)

Wayne Schwandt:

Yes, the question is what is the -- what are we envisioning to detain the water and then release it at different times. Detain it when it comes in excess amounts in the

spring runoff, for example, and then release it when the water flow would normally be much lower. Release it when the fish are released, release it when the AG people need it. There, there are two approaches that we will be investigating. The first one, which I think has a greater probability of not being successful is below ground storage, just in the aquifer. That has been tried and it's been successful in a number of places, the most recent one, I know of, is in the Yakima City area, but we just don't know enough about the geology of the area to know whether that is -- could be successful.

The more likely outcome would be to divert the water when it's running in excess of the flows that are required or normal into a holding area that would be a pond, the lake, however you want to refer to it, a reservoir, but it would be done on property away from the riparian sites and then released back into the stream. Does that answer your question?

Anna Nelson:

We have a lady in the back.

(Question from community)

Wayne Schwandt:

6,688, I think. Let me get the --

(Question from community)

Wayne Schwandt:

No, the, the proposal here is that we're only talking about the property that AFLC owns.

(Question from community)

Wayne Schwandt:

And that which, inside the red, that had been zoned commercial forest would be exchanged, for example down here, that'll be, it used to be forest and range now becomes commercial forest and that acreage down here that had been zoned forest and range would be located where the commercial forest --

(Question from community)

Wayne Schwandt:

Yes.

(Question from community)

Wayne Schwandt:

Excuse me just a moment. The -- to answer your question directly, yes, the next step to take -- I hope I'm not anticipating your question or maybe it's a second question, is that that would be the first outcome and then the next step would be that the area that had been zoned as residential three would be rezoned as the area for the fully contained community.

(Question from community)

Wayne Schwandt:

After that, it, it would all be forest and range 20, of our land.

(Question from community)

Wayne Schwandt:

For our land, that's correct.

(Question from community)

Wayne Schwandt:

For, for livestock? There's no plans to change our policy around the open range.

Anna Nelson:

You had another question from another lady in the back.

(Question from community)

Wayne Schwandt:

No.

(Question from community)

Wayne Schwandt:

Well, yeah it --

(Question from community)

Wayne Schwandt:

I think, do you want to restate the question and I'll answer it.

Anna Nelson:

So as I understand your question, right now under the Rural Land Use Designation, there are several different implementing zones and it sounds like your question or concern, if I can go as far as that, is that they would then come in later, whoever the property owner is and request a rezone to a higher intensity zone. As far as --

(Question from community)

Anna Nelson:

And do whatever that alone allows. So, yeah I --

(Question from community)

Anna Nelson:

Essentially building the density as you go with the zoning changes is what -- as far as, during the subarea planning process, certainly that's something that could be looked at during the subarea planning process, so --

(Question from community)

Anna Nelson:

Yep.

(Question from community)

Anna Nelson:

And part of the subarea plan could be to do something more unique than is otherwise allowed countywide or done county wide, yeah. A question?

(Question from community) Do you current water rights provide for storage of...

Wayne Schwandt:

The storage scenario would require a new water right.

(Question from community)

Wayne Schwandt:

The question is whether we have a range in, as we're looking at the population as, and particularly as it relates back to the issue of the provision of municipal services and the answer is no, we don't and I, what the whole -- the reason that, that I mention the idea of police and fire was, was to create, was to let you know that within the totality of a fully contained community, those types of services are, are expected to be provided. There is no magic trip number where those are not provided by existing agencies under contracts or under -- or just the way that special service districts are, are organized and allocate their services. I couldn't tell you at what point does a community -- does it make sense for a community to hire its own police force when there's the ability to contract with, with others like the county sheriff, so the answer to your question is no, I don't know.

Anna Nelson:

I think this gentleman and then the gentleman behind him.

(Question from community)

Wayne Schwandt:

The question is how can we pro forma our development without knowing what the projections are. The reason that we can't is because the, under GMA, population allocations are essentially outside of our control and so it -- to do pro forma analysis is, you can, you can put in any kind of number that you'd like, the real test of this is that it -- this will create, from our perspective, this creates a unique development opportunity that is not matched by any place else. The alternative to us is selling lots and when you sell lots, you're selling a commodity. If you're in a fully contained community, you have a niche market that can be built upon and you -- the future then is totally dependent upon the success that you have of, of meeting your current goals as the phases go forward. That's the best I can do right now to put anything out in terms of numbers would just be -- it would be meaningless.

(Question from community)

Wayne Schwandt:

This --

(Question from community)

Anna Nelson:

I'm going to restate part of that, so the question was how long has the company been thinking about doing development in the core area?

Wayne Schwandt:

And the answer is approximately a year to a year and a half.

(Question from community)

Anna Nelson:

I think you heard their, their answer. And the gentleman in the back?

(Question from community)

Anna Nelson:

Maybe I'll let Kirk Holmes speak to the bridge, but my understanding is that that's been in the planning works for a while and they had some funding recently added to it and took advantage of serving their community, so --

(Question from community)

Anna Nelson:

Why not if it was a bridge that needed to be replaced and you had the funding. Maybe Kirk you could respond.

(Question from community)

Anna Nelson:

I'm sorry. You're going to have to --

Kirk Holmes:

Sorry, I was not expecting to speak tonight. Yeah, the West Fork Teanaway Bridge has been planned for replacement for almost 18 years. Funding became available because the bridge is functionally and structurally obsolete. I don't know if anybody's ever stood on the bridge, I just started a year ago August. One of the first trips I took was standing on that bridge and a truck went over it and I couldn't get off of it fast enough. We're very concerned about the safety of the traveling public regardless of whether there's cabins or nobody on there. All of our bridges are scheduled for replacement at some time in the future.

(Question from community)

Kirk Holmes:

Unfortunately, we would not have qualified for the federal funding we got for that bridge to do a one-lane structure.

(Question from community)

Kirk Holmes:

I, I agree, the timing, I mean, I'm sitting here thinking someone's going to ask the question sooner or later.

Anna Nelson:

And I'm going to take two more questions and then we did have some other speakers that have signed up and then, if we're done after that, I know Wayne is around, so, okay, I'll do three. One. Gentleman in the back with the hat, again, Mr. Ballard.

(Question from community)

Wayne Schwandt:

Are you speaking of this area here, sir?

Yes.

Wayne Schwandt:

There are no plans to develop that area. That's one reason why we did the exchange. Because this, this is more appropriately zoned and managed as commercial forest.

Anna Nelson:

Mr. Adams?

(Question from community)

Wayne Schwandt:

I don't know. The question was do we own the mineral rights and I don't know. I can find out for you.

(Question from community)

Wayne Schwandt:

Well the issue was not about ownership of mining rights, it was about whether the zone allowed mining to occur, that's what -- that's the point I was making.

(Question from community)

Wayne Schwandt:

Somebody else will have to help me on that, I don't --

(Question from community)

Wayne Schwandt:

Is that about right, 6,000 acres?

Male Voice:

It's a little smaller.

Wayne Schwandt:

It's smaller.

Male Voice:

It's about the same size as the resort without the (inaudible) easements --

Wayne Schwandt:

The --

Anna Nelson:

And this -- last question.

(Question from community)

Wayne Schwandt:

The question is -- was what do I mean by affordable housing and I think the best way to answer is I go back to this idea of what makes a successful community and it is that there is a diversity of housing types for the broadest range of folks that would live and work in the community so first time homebuyers, absolutely, people just starting out in their careers, young families, the communities that are most successful that we are aware of are the ones where people put down roots, they stay for a long time, they look toward the future and they invest in the future for both their children and themselves and their, the generations that follow and if you don't have the ability and the interest of going from starter to retirement, you

tend to lose that ability to, to fund those parts of the community that are so important to all of us, parks, schools those kinds of things. So that's - the answer, absolutely first time homebuyer, people providing, working in the service industries, on up.

Anna Nelson:

So I'm going to ask Wayne to step away so that we can have some other speakers. We had a gentleman, Jim Gardino? I don't know, he's not here. Phil Ness. Hess, I'm sorry. Oh, we got a decline. I know Karl signed up because Karl asked me earlier, so Karl, it looks like you're up.

Karl Forsgaard:

Good evening, my name is Karl Forsgaard, I'm an attorney at the Washington Forest Law Center and I'm here representing a coalition of conservation and recreation organizations that are interested in the Teanaway Valley. I'm personally in the recreational user category, I've been coming here for 30 years. When I was in law school, I went up the Teanaway's North Fork to climb Mount Stewart and I've been coming back ever since. Twenty years later, I took my sons on one of their first backpacking trips to (inaudible/ Something Whites).

But the organizations and -- the organizations I represent care about this place and I do, too. The organizations include the Alpine Lakes Protection Society, Conservation Northwest, the Kittitas Autobahn Society, The Kittitas County Conservation Coalition, Future Wise, the North Cascades Conservation Counsel, Ridge, The Sierra Club, The Washington Environmental Council, The Washington Forest Law Center, and the Wild Fish Conservatory. And all of these organizations support the letter (inaudible) we presented a month ago under the logo of the Future Wise Patron Saint Ridge which is our vision for the Teanaway. The lands designated to be agricultural and course lands of long term commercial significance contribute to the regional economy and family incomes and the rural lands have low densities consistent with the areas limited to water which we didn't hear very much about in this presentation, and the limited public facilities and the scenic rural character of the valley.

We are going to be submitting additional comments on a number of issues including (on this lawsuit/indiscernible) the development plans that we just revealed a few minutes ago. We are also going to be responding to other AFLC materials that have been distributed at these meetings and posted on the front of the website.

For example, AFLC submitted a report by Mason and Lipke on the local forest industry and we don't agree with the negative conclusions in that report. I think some of the comments made tonight about the future of some type of pellet producing operation on these timberlands indicates that AFLC doesn't agree with it either.

We don't agree with the reports assertion and its conclusion that Kittitas County has seen "the end of the timber age". That's simply not true. Just yesterday, the U.S. Forest Service conducted a timber sale bidding process near Liberty, right up the road here. And they got four bidders and it sold. DNR is still selling timber just east of here. And south of here, the Yakima Nation has a very robust timber operation. They're thriving.

Business models and best practices change over time and successful forestry business models in the future will be different than those of the 20th century, so we're going to have a lot to say about these things and we look forward to working with you in this process. Thank you.

Anna Nelson:

I have Bill Scribner.

Bill Scribner:

Well after listening to all the paid speakers, what I have to say probably doesn't mean too much. As I drove into the valley tonight, I looked around at the deer and the turkeys and it kind of reminded me of why we're here. We've been here 28 years. We own the Teanaway Mercantile and if anybody would benefit from people being here it would be us, and we don't want to see it. I like it the way it is. I know things have to change, maybe if a logging company put as much effort into finding out a way to log out the bugged trees, trees that are dead with bugs, maybe they'd stay in business. Who knows when it seems quite so far away. Unfortunately, people that were trying to save the tree are driving the logging companies out.

Another example is if you go on a computer, and anybody can do it, punch in one of these sections that they own, this section right above us, the last time we looked, they're paying taxes on one square mile of \$40,000.00 value. That doesn't seem like that big a burden, it seems like they'd be able to trade some of this land for recreation use to DNR or somebody like that, or donate it for tax breaks. They had a lot of points, but they really don't mean much. After hearing this tonight, it just kind of makes you sick.

We don't need a village. You go over to the Rosalyn area, the elk aren't welcome. Try firing a gun over there. There's nothing about progress that helps hunting, hiking, snowmobiling and the people that come in the store that want to go hiking, they're not looking for a resort or someplace to hang out. They want a place to park their car so they can get away from it all, so thanks.

Anna Nelson:

Bill, I noticed you have written down some notes, if you want to mail them in, the county's keeping copies of --

(Question from community)

Anna Nelson:

They always mean something, so I would submit them. Jim Halstrom.

Jim Halstrom:

This is the good one. Good evening. I don't think you're going to have any problem hearing me. For the record, my name is Jim Halstrom and my wife, Judy, and I reside in Badger Pocket, but we take a strong and abiding interest in the Teaway area because we recreate there all the time and we place a high value on natural resource lands. And I guess I have to preface this by apologizing for the angst I'm causing my wife because I've gotten a little disturbed as the presentation has gone on this evening and my bologna meter is going off pretty heavily.

And actually in a way, I feel offended that I've been manipulated because -- and I haven't devoted nearly the amount of time that most of you have to this process and what I have to express is that I feel there has been absolutely no substance to the process yet. What I see is a proposal that this subarea plan provides for growth to accommodate the proposals by American Forest Land and there's not a shred of substance to the proposals and I think that was capsulated by the statement eventually be proposing to the county. We've devoted some 60 minutes to concepts and concepts that are supposed to create the climate that would enable the county commissioners to authorize significant modification to the limitations on use of that land, none of which is enforceable, as far as I'm concerned.

I came here with prepared remarks that I fairly carefully structured so that I didn't run afoul of saying things that I shouldn't and I'm going to try to use those as a springboard for what I really have to say and part of it was there's been many representations about the nature and character of the proposed development and I

for one cannot begin to claim to be able to keep track of them. I do have an opinion about those representations, however. They appear to me to be all calculated to make us feel good about the nature and character of the development and to have confidence that if approved, the development will be done in a manner we would approve of. My reaction, there is not a shred of substance of those representations, if we are looking for them for assurance that our expectations will be met.

Regardless of good intentions or the lack thereof, none of the representations are enforceable. We are simply listening to rhetoric, in my opinion, it is time to start speaking some substance. Substance from the proponents and substance from the county.

And maybe a brief moment devoted to a personal experience, I think relates to what I'm talking about. When Judy and I were living on the west side, we bought a house in a new subdivision that was just being developed. We bought one of three houses that had been constructed. They were well constructed, well designed and the nature and character that made us feel would be a good investment. Furthermore, the builder developer had a well deserved good reputation.

Along came a downturn in residential construction and sales. Next comes the sale, in total, of the remaining undeveloped lots. Next came the construction of houses that did not begin to reach the standards of those already in the neighborhood. In fact, from the street, they showed the shoddy construction values and practices. The value of our investment plummeted. Did we have recourse? Obviously not. The representations made about the intentions of the developer at the time we purchased were not enforceable. A circumstance which I believe is a direct analogy to what we are facing here.

In the event this property in the upper Teanaway, property which right now is properly classified and restricted as natural resource land, in the event this property is approved for development, the restrictions and requirements imposed will only be those contained in the county code and how many provisions for amenities and aesthetics are there in the county code.

Once approved for development, you cannot un-ring the bell. The future of those resources lands would be subject to the vagaries of the economy and the good intentions or lack thereof of the ultimate developer.

At the risk of being repetitive, there has been much made of the decline and affective end of the timber industry in the Teanaway. As though someone was subject to divine revelation. I can only assume that following that line of logic, unless there is a sawmill and skilled labor source in direct proximity to our timberlands that by itself is justification to sacrifice the timber in the name of economic development and profit. An interesting concept that seems in direct contradiction of all the principles and provisions of natural resource lands protection we are now subject to.

Let's, again, return to substance and let's talk about water. The statement has been made about the existence of a significant amount of adjudicated water available for this proposed development. That was the statement made previously and now it seems to have been superseded by the intention of establishing some kind of reservoir or off stream storage to accommodate the future growth. Given the context of all the controversy, problems and economic problems currently surrounding water use in the upper county, it would only seem reasonable to expect that it is time to establish some substance in respect to the claim of water availability, specifically how much water, what type of water, what points of diversion are authorized, etc. We all know that is necessary to establish that there is any credibility to this.

There was mention of establishing their own water system. Well it seems to me that the City of Rosalyn had a lack of water. And it seems to me that the City of Rosalyn was charged with acquiring water under the stewardship of the Department of Ecology. And if I'm not wrong in my recollection, it took some two years and significant litigation to -- for the City to perfect a significant amount of water to ensure their citizens would be served by water. But all of a sudden, the county is going to take it on faith and make provision for the type of community we're talking about predicated on somewhere down the road, there's going to be water and keep in mind, what I heard was the governing remark in that respect to me was two approaches we will be investigating. Again, we will be investigating. The whole premise there being take it on faith, we're going to solve that water problem, but meanwhile, county, accommodate us and make provisions for this.

Part of the justification offered for this project was economic circumstances. The property owners claimed inability to realize the revenues anticipated from timber sales. That leads to the next question of substance. What substance is there to the implication that someone has the financial resources that would be dedicated to developing this property? What amount of money will be necessary to develop this property in the manner proposed and where is that amount of money coming

from. Who is it that gives substance to this proposal and what kind of track record of the financial principal is there that would lend credibility to the representations being made.

Another question of substance: is there any evidence of an underlying demand in market for the type of development contemplated? Where is the feasibility study? What will be developed? What will be the anticipated cost? What will be the anticipated selling price? Where is the consumer able and willing to purchase the product? And that lends itself to a couple of admittedly rhetorical questions: are we all oblivious to what's going on just down the road at Suncadia? And are we all oblivious to the horror stories coming out of the Bend, Oregon area? In this current context, why should we believe this project would succeed? And again, returning to our own personal experience as an example, if this development is approved, that approval stands or if this change of zoning and subarea planning is approved, that stands, regardless of the success or lack of success for the current landowner and could be subsequently developed in a manner entirely at odds with the representations that were made to justify approval.

Another issue that I think is substantive. The point has been made more than once that under current land use rules, the property owned by American Timberland could be developed, the reference I heard was originally 80 acre parcels. That seems to be an implied threat that if the county is so short sided as to deny this grand vision, that would be the result, all those acres sold off in 80 acre parcels with, and it was a quote, with one road in and one road out and all those problems attendant with people fencing off their own little piece of paradise.

Well I find that type of rhetoric to be an implication that none of us would apply common sense questions to that scenario. Are we talking 46,000 or 56,000 acres here, something in the neighborhood of six to 700 parcels to be developed. At what cost in road access alone? What affect would the geography and topography of this land have on access? At what cost for water? What limitations on the use of water? I personally consider there's very little of substance to the prospect to that type of thing happening.

A paramount issue for all of us is the loss of natural resource lands for questionable reasons. As a resident and tax payer of Kittitas County, I suggest there are other reasons that demand to be considered. What expense would be borne by us in order for the county to serve this proposed development and more importantly at what expense to public safety the needs of this proposed development would be met. The resources of this county are already limited when it comes to police, fire

and life safety. How could our county justify increasing the demand for those resources, a demand coming from an area that would be extremely difficult and expensive to serve with no commensurate return in revenues. That, at best, would be a calculated risk for the county and which one of us, regardless of where we live in the county, wants to know that the response time in any emergency would be affected by the need to ensure that there is service available for as remote an area as we are looking at here. If this were to go before our county commissioners, how will they assure us that this development could proceed without being at our expense.

In my opinion, the governing issues the county needs to address include: we are already out of compliance with the GMA; how could this development of natural resource lands be approved without further compounding the GMA compliance issues? If approved, this project will inevitably be challenged in court; how will our county justify the expense of defending the decision to proceed with developing isolated natural resource lands.

The current moratorium on new water development in the upper county, is that a dramatic economic and social impact. How could approval of this project not dramatically compound the problems relating to water use, not only in the upper county, but in the basin?

You know, this whole thing is a moving target and I think I need to acknowledge that I earn my living in politics. I'm a lobbyist. I deal with legislative politics every working day of my life. And I am somewhat bemused by the fact that in my opinion, people in that world are credited with having no substance oftentimes to what their saying. But I've never seen so much rhetoric with no little substance and so many buzz words used to justify encroaching on natural resource lands. If you look at the numbers cited, and I'm still confused, but you're talking essentially, I wrote down 2,859 acres of commercial forest, 1,763 acres of forest and range and 965 acres of R3, which supposedly adds up to 66,088 acres, but it doesn't and -- but let's just address 2,859 acres of commercial forest land. There's justification apparently in there's a need to change that natural resource land protected as commercial forest to provide for development and oh, by the way, there would necessitate an allocation providing for population growth in that contemplated development at the expense of property already slated for development or available for development under current and existing county laws and zoning. You know what, there also was talk about the forest and range 20 being some kind of swap and that in turn to be dedicated as commercial forest land. I guess the underlying concept there is you can take land that's been

decimated by inappropriate levels of harvesting and with fiat, create commercial forest land that's worth perpetuating for whatever generations follow along.

Another part of this that I particularly found interesting and offensive is when Central Washington University was cited, the name of Central was brought into this as adding some level of panache or justification for embarking on this brave new world. You know, a public private partnership with Central Washington University. What would they be lending their name and prestige to if they were to join into this at this point in time other than sheer inappropriate speculation. If you haven't guessed by now, my wife and I are more than a little incensed about what is proposed and considered here, more than a little bemused that the county would even contemplate providing for such speculative growth and that being at the expense of the rest of us that reside in the county.

For what it's worth, I believe the man from the county when it comes to that bridge, that's one of the things I've always taken pride of, living in Kittitas County, this county has always had a wonderful ethic when it comes to their roads and bridges. Thank you.

Anna Nelson:

I have Kellie Connors name on the list now.

Kelly Connor:

Well, good evening everybody, I'm Kelly Connor, my husband and I own and operate one of the non-existent mills in the county, but good news, we're just about done for the winter season and I'm going to have a lot more time on my hands. I started out jotting a few notes down. I only got to like the top of my first page and then Wayne starting talking. When Wayne starts talking I'm like Mr. Helstrom, I get just fuming because, you know, I wore my good white boots out here tonight, I should have brought chest waders for the bull that's coming out of that guy. Let's just start -- and hang on quickly kids I'm going to go fast -- first of all, one of the things -- well actually there was five things that I wanted to bring up. Originally -- but we'll get to the rest -- the economic impact of fire police in the area that he's talking about with his village, you know, if you ever want to be entertained on a lonely Saturday night, listen to the police scanner for awhile, there's false alarms like crazy. Fire and burglary alarms in Suncadia constantly. Now, I mean, there's like an average of probably two or three a day if you really had it on full time. Now, there's been occasions where I've had to call the Sheriff, after we past our three tenths of a center, you know, sales tax increase to provide for fire and to provide for Sheriff Deputies to put them on the street. On a Saturday afternoon, on

a busy weekend, I think it was the weekend after Labor Day, do you know that there was only two Deputy Sheriffs on patrol in the entire county; in the entire county. Now, are these guys going to buy their own little rent-a-cops up there because for one thing I don't know if Wayne's really hung out in the winter time, you know, but if you drive past Vickie and Bill's little store there, The Teanaway Mercantile, and you cross the first real bridge that's there, and you get to that fork of the middle fork in the north fork, honey your Lexus isn't going to make it, okay. If you don't have a four wheel drive it doesn't -- bless the plow drivers -- you're not going to go any farther than that unless you've got a big enough, heavy enough rig to get in there. So as for the food service in these really obscure places, now, I don't know who helicopters in blizzards but, I can pretty much guarantee you that's just not going to fly, right?

And building these cute little resorts in the middle of the Teanaway Way, which yes, has one road in and one road out. Kind of like to keep it that way. Suncadia which is accessible from all the way around, they built this great golf course resort and this little Inn that they were suppose to open last fall. Well, according to my inside sources, they have no plans for opening the Inn yet because, well, it's not financially feasible. So how that's going to fly in the Teanaway is beyond me. Another thing, has anybody figured out the economic impact of the loss from hunting dollars because I can guarantee you there's going to be a lot more no hunting signs up and there's really getting to be less and less places that it's acceptable. I also kind of curiously want to know, what agreement between the county and Wayne back here was with that solar panel push because that seems to have kind of gone right skippy-do-along and the county was really great and eager to go into that one with them and a lot of little things I find curious, after hearing Wayne talk, kind of fit together a little bit because I want to know, these cute little access roads on Wheel and Red Bridge and everything, is that kind of how come you are pushing the solar panel to get past so that they have the more access to put in another little side road going in somewhere? Just wondering.

Also want to know, oh, Mr. Crankavitch, our illustrious and rather missing county commissioner in the upper county, told me when I was helping interview him on the radio station two years ago that the Teanaway, he said good news Kelly, because I've complained about the road and driving country style because you can't drive too close to the edge, especially if you've got a trailer, and he assured me that in 2010 the Teanaway Road was slated for repair and then I'm told by a couple of buds in the county now, good news Kel, it's going to be 2013. The road is not going to last that long for one but shame, shame, shame on you, the county that half a million dollar bridge to nowhere up there, my concerns exactly. If I

remember right they did a little bit of work on it about five or six years ago too, which was suppose to kind of band aid it through. You're a new guy so I'm not really blaming you. You get a pass for the first years but then you'd better get on it bud. I found it interesting, speaking of county prior officials, David Bowen made a comment -- he's not helping by the way. Wayne may sleep better at night having him on his desk corner there but not to me. Bowen made a quote; it was too much for me to pass up. I can read it back when they get the transcript. Now, I just want to know, what golden carrot did they have to dangle in front of you to get you to crossover to the dark side Bowen? Just wondering about that. You know, you have to have a token local with everybody and, you know, everyone just feels sorry for him.

The high to low ecological value. You're going to build houses on every slope you can pretty much and, you know, when you refer to soil, include all the sandstone developments because I'd like to see you build a million dollars gated community up there. Living wage jobs, I suggest that you work with the downtown City of Cle Elum Chamber of Commerce and try to get the businesses down there going first because, why would they want to go to Cle Elum if there's nowhere to shop in town. Oh, your second access, they can't keep Interstate 90 open in the winter time. What in God's name makes you think that you're going to be able to have a second access road into the Teanaway passable, other than the months of June through October, because that's pretty much all you get once you get past that middle fork.

Fully contained community. I thought that was pretty funny. I agree with Jim that that just sounds -- I remember Wayne starting off his meeting when he gave his first presentation where they didn't know what they were doing yet, and he said right off the bat, first of all we are not building a gated community. It's not gated it's fully contained. I guess there's a real difference there.

Also, we think that -- I wanted to know what this municipal corporation that they had long term planned as a couple of other people have asked. So are we going to have a little tag bar on the bottom of the Tribune along with Cle Elum, Roselyn, Suncadia, Ronald, and now it's going to be The Village? Wondered about that.

250 acres Phase I. You cannot tell me that your little investor dude sitting back there doesn't have a clue as to how many Phase outs you're going to have. How many buildings it is going to encompass because I can guarantee you his wallet is not going to fly open unless you've told him the bottom dollar.

Oh I thought it was cute too that The Village is going to have walking businesses and little places to go and a Park. Well, my comment is only a moron would tear down a perfectly natural forest to put in a park. Also, Wayne tends to leave out little words that are, to me, feel very important. One is the property zoning now is not just commercial forest, it's commercial forest of long term significance. Now, you can't swap that, can you Wayne? I know you're starring at me. I can feel your eyes back there. Also, the reservoir, you can't tell me that nobody's -- you said that you have an ideal area for that. Well, show us on your little red box there where the reservoir is going to go. Also, I want to know how much we can sue you for if and when it fails because, you know, things kind of happen sicklickly around here. In '96 there was a big flood. Anybody that survived January knows what I'm talking about. And also, you know I just want to know what kind of umbrella coverage limit you're going to carry and if you let that lapse then you're going to have to drain it to control the flooding because I don't trust you.

And I think just one more thing. You know, my father-in-law, bless his heart, he is suffering greatly on a Mexican beach or the next week. He asked me one time, we were sitting in the yard, and he said, Kelly, if somebody offered you a million dollars for your property, would you take it? And I looked at him right away and I said, nope. And he goes, what about ten million? And I went, nope. He goes, really, ten million, you know, you could do a lot with ten million dollars. I said sure I could I could invest it, I could go buy property somewhere else, but where the heck do you find another place like this? These guys back here that don't live here don't understand that that's why there's people that come here, dang it, is because you don't see houses on the hillside like you see in Issaquah or you see up on the hear now in Cle Elum from downtown, you know, that's just heinous. Nobody wants to come to an area like that and if you can find a bunch of people that want to live in your little village year around, then we can talk economic impact. But I can tell you what, it ain't going to happen and I just think that -- I just think it's a shame that we've been lied to. I'm ashamed of the county representation. I'm ashamed they've let it go this far. How much money does each one of these meetings cost them? I'm just wondering because you know what? I don't feel comfortable with that anymore. I think it's time to say, no thanks.

Anna Nelson:

Katheryn Clerf. You need to sit because we're recording tonight.

Katheryn Clerf:

Katheryn Clerf. I spoke at the third meeting. I'm from a family that's been here since the 1880's. As I vaguely recall, I mentioned that I was a former vice-

chairman of the Land Use Advisory Committee. I was appointed because all voice and commissions are appointees and I will tell you that you only get appointed to avoid a committee if you are the right person. I wrote a very pointed email last summer, mid-August. I'm also an international business person. I'm part of a global group of people. I did business on my own on my own recognizance with Merryl Nichol for several years. I have had his clients India, Korea, Japan. I'm standing because it's the only way to calm me down. The answer to which the one person asked, when did this epiphany come the business you wanted to do and the answer was a year, a year and a half. The last time the owner tried to de-designate their commercial forest of long term significance was denied as recently as 2006 annual comprehensive plan cycle which occurs in the docket by June 30th of each year and hopefully in November and December it goes before the planning commission and the Board of Commissioners and it was denied. The KCC group and others and contrary to people thinking, most of the people who are angry about poor planning, lack thereof, and the special favors that are done by the right people, finally got sick and tired of our county not even following our own comprehensive plan and our code or realized that we have a comprehensive plan and code that is so loosey-goosey that is with carefully constructed at its very beginnings to allow 18 year tracks not to go through head first, side first. And as the former commissioners stand behind me, I am outraged at you David Bowen, because I know for you to leave your PSE job that had to have offered you; I would say at least a quarter of a million dollars. I'm going to officially walk in to whichever is the appropriate entity tomorrow and report two of three huge, three ring binders that were turned in by Jeff Jones, the agent for the applicant here, to administratively segregate thousands of acres of this land, the definition of administrative segregation, first thing that comes to mind is, you certainly don't get what you want in a public form. The then acting director, Mr. Pearsey, didn't have the balls to do it, so he didn't. And I happen to have seen the contents of all three of those three ring binders as did three other land use advisory committee members in the April of 2008. I'm not going to put on the -- well; the other persons were informed of the theft of these. Anyway, I found out a bunch of things this really weird week in July. First off, I get an email on a Tuesday, bumping my and another individuals appointment from another commissioner for the following day. And it was the day that Mr. Trot came in with a (indiscernible) reserve and the strategist through 60 people and by that evening, because I was at the Walter Strom City Heights, the other developer in the county, who was fighting for the same allocation of population that the office of financial management gives each county and I had a certain person tell me that during lunch they heard this really thing about a solar. Now, this caught me by surprise because my global company which sells problem (ph) for the United States Department of Defense had never heard of

anybody in America in the energy business trying to do a solar project of a magnitude that is beyond the payout. So I really appreciate Mr. Wayne Schwandt for finally telling me and the other credible solar developers that this was as I originally suspected was a ruse to allow all of this give and take and essentially you're playing checkers on a game board. So I appreciate that that this is so that they can say they're going to be green and if you remember reading the BPA hasn't even been talked to and I'll give you a few things. I went to last Thursday's little program and I heard a number, that, if it wasn't for the fact that I had several people watching me I would have literally howled like a hyena. \$4.00 per megawatt is an impossibility to put in solar. I don't care if you got-- given for free \$400,000.00 panels, it isn't going to happen. The best people in the business, the Edison's of the world, solar power partners, which is a company that went into this to take advantage of change in portfolio standards that several southern states who, right now, in the western grid, pay the highest for electricity. They can't do it for less than 7 bucks a megawatt and that is in a distributive generation situation in which they aren't having to pay GE to design a power substation and then build it. That's 30, 40 million a piece so thank you very much. I'll be happy to report to the real people who develop solar in the world, that this is a ruse to be green. Of course, we still don't see how they're going to get the power room to the grid, but I will be -- my problem is, I was informed by Saturday of this glorious week in which the commissioners were told of this wonderful solar project and it's going to involve central and we're going to turn a little rural teacher's and arts and humanities, music department, internationally known by the way, into a Texas A&M, a Massachusetts Institute of Technology, when during the first Bush administration the Department of Energy, the Department of Defense, the Department of Transportation, the Department of the Interior, all got funded where we're going to do leading edge R&D. It isn't at Central Washington University. And since I did go to engineering school, you kind of need a few other things like a wind tunnel, applied physics, all the other natural science and my little college doesn't have it and has anybody not noticed, we can't even fund the higher education we have in the State of Washington? Our two schools of engineering, UDev & Waszu, they're underfunded. So I'm supposed to believe that in public, private partnership, we're suddenly going to have all this benevolence. Well, I listened to Mr. Howard Trot's, I believe, June 9th, Thursday, teleconference. I was not a reporter so I had no reason to speak but I did listen to someone who read from a script and couldn't even pronounce some basic things and having met this person or observed this person, I can tell you that how they sold it to the commissioners is economic development and again, David Bowen, you already gave me one mea culpa. The second night of the three tenths. I was your three tenths chairman. I'm in finance. There is no market. One of the co-owners of

Suncadia is on the brink of bankruptcy, low enterprises. Their note got called by Corres Bank which got taken over by the FDIC. I happen to know some of the people who hang around with Mr. Rudy. MY CEO and the CEOs of the companies, we know who some of them are. WRS, Wilbur Ross, for any of you might know. So my question is this. Commercial forest, long term significance, they bought it and they never intended to do anything but strip it because I saw it. Two books were stolen out of CVS sometime between when Jeff Jones either walked, mailed or emailed a David letter March 29, 2009, asking for the three books back. A clerk in CVS said no, they're public record. Along comes all this wonderful revelation, July 9th or 10th. Mandy Reed, we have really fine county employees. They work really hard. Boy did they get used. She found out two of the three books were missing. All that was left was the three ring binder that had the large pull-out map which has since been copied thankfully, by certain people. I found out by the phone on Saturday and I made a decision. First I have to clear it with all my corporate because I'm speaking now without the permission of my fellow corporate officers investors. But I happen to know a lot of dirt in this county and I've already told people, at the proper time, it's going to the Feds and I guess that time is getting really close. I brought this to attention of someone who'd I like to believe is honest and that's Kirk Holmes. His staff didn't know what to tell him when they found out two of the three books -- I can tell you by the fact that I've had to work with many people in CVS and public works, it was no secret. These books were turned in and an administrative request came very quickly after the December '06 denial and they turned in -- had obviously probably already prepared. They wanted a green card out through a non-public way because Mr. Pearsey didn't have it. But they've now been stolen. Now, I remember what I opened up. I saw roads, named and by a bird's eye view; I can tell you we are talking about tens of thousands of residents. So since there weren't people who had the gall and gumption.

Now, my next questions is, I come from a family of senior surface water rights. I've been laying low on this. I happen to know tens of thousands of people who own water down stream. This little MPR for Suncadia being able to illegally transfer up, that was a one time deal. We weren't prepared, I was in Asia when it happened and I blew up. Isn't going to happen again. Now, the question is this, the solar project went from north of a hundred now they're going to say 300 million. The thing is this, if they can afford to build a solar facility that really is being built as a ruse to make -- see I'm green, this is my get out of jail free card so I can talk my county and make all of the people -- see, the commissioners already made up their mind and this of course is trying to change you but there isn't any water.

Now, I was waiting for someone to ask this specific question, how many exact to move three places right of the decimal point do you have senior surface water rights adjudicated by the over 30 year aqua villicants, nobody asked that question. So I'd like to see Mr. Bowen, tomorrow, answer that in an international press release. I am daring you, Mr. Bowen, and you know why I'm shaking so much? I know what this man did behind us. You ever wonder why he didn't finish his term. And as I said, I got so much things on my mind but, I'm going to place a theft, Mr. Kirk Holmes met me the next day after I informed him and actually to get him to come to the phone I had to say, I'm going to the Federal Prosecutor if I don't get a phone call in five minutes. Have you heard about two stolen books? That's because the county commissioners told Kirk not to do anything about it. So I went to last week's pony show; I went to tonight. I'm turning in a formal request. If I get nothing out of my prosecuting attorney, or my city attorney, I don't really know -- it's a city building so I go to City Hall. But I can tell you as other investigations in this county, they go nowhere so I guess I'm going to have to go to the Feds anyway. So in answer to the questions you didn't get asked tonight, 30,000 homes, affordable, are you kidding me? Are you kidding me? The City of Ellensburg needs to or Kittitas needs to unincorporated. Bowen chose not Washington State. I know exactly where they're going to. My company worked for years to try to put in a huge reconstruction facility. Yes, I know you're tapping on my shoulder but you know what the problem is? We don't get an opportunity to talk. I know this county very well. My family has been her for over 130 years. All this little back door. So to all the other developers in the county, they knew the 600 pound gorilla in this county was this billionaire from the east coast. Why do you think Shawn Northrop is desperately trying to get all that property outside the city of Cle Elum inside for greater density? Because his clock is ticking and whoever was foolish enough to (indiscernible) him.

Anna Nelson:

Okay Kathryn, I do want you to focus on the subarea plan with your comments.

Katheryn Clerf:

Okay this is my further and last comment. The towns of -- the unincorporated towns of Ronald, Easton, Snoqualmie Pass, Vantage and Thorp, have been waiting, what is it, we signed on a GNA nearly 20 years ago, for their subarea plans. Somebody tried to make them, when it was convenient for the developers and real estate people to try to turn them into urban areas when they legally could not be. They were even allocated population 18% and now, you've got the other developers in the county. We really need to have development for this kind of

village, at Snoqualmie Pass, which is already being bisected by I-90, which does have water, which is already in existing at least incorporated area, it could be an MPR, it could be a huge PD or POD's. Most of you don't know what's going on in the county. But this is totally inappropriate to stick a town in the middle of commercial forest of long term significance.

Also, without addressing, we don't have a critical areas ordinance. Commissioners made sure we never have one. The other thing, 12 months on the Land Use Advisory Committee, first thing, where are our minerals of long term commercial significance? Do you know we have a global shortage of something simple as sand? We have a state shortage. I have no clue how the DOT is going to do I-90. We have not gone through this area and identified properly all of the mineral lands of long term commercial significance. And you just heard Mr. Wayne Schwandt say they want to make sure if they switch things to forest and range, mining is a permitted use but they would want to get rid of that permitted use because why? They're going to gentrify all the natural resources. If you have any other questions, I have an office downtown. Most people know me. But I am -- this is it. I have had it with my county government. My past and present commissioners. You fell for this under the ruse of economic development when we owe 60 trillion dollars, commercial real estate is falling, nobody is going to have the money to buy a \$200,000.00 house and each of these homes in my experience, you don't have just Suncadia, to put in this kind of infrastructure, so I have to beg -- this asks the question, if you're going to spend 300 plus million on a ruse to build a solar farm that really isn't going to go anywhere, it's your get out of jail green card, and you're going to spend other hundreds and millions, why don't you just put a fore sale sign and let some other person, because tomorrow, our federal government and congress can change forestry policies on a dime. This is a simple policy change that could be changed at a state level and at a federal level. Now, I like to explain to people when I travel. It was very confusing when I traveled with people from other countries -- why we'd be on a ferry and they would see a logging truck going one way and then they'd get on the ferry --

Anna Nelson:

Katheryn, I'm going to have to ask you to stop talking about logging.

Katheryn Clerf:

Stop talking about logging.

Unidentified Male Voice:

Stop talking.

Anna Nelson:

I think people would like another opportunity to talk and you're talking about --

Katheryn Clerf:

Surely.

Anna Nelson:

A different issue relating to logging.

Katheryn Clerf:

Besides the logging.

Anna Nelson:

Well, you understand the context of what you're describing?

Katheryn Clerf:

Well, the problem is this is our timberland in the critical area of our county and on the spine of the east of the Cascades adding the Pacific Northwest, there are only so many places that you can grow trees in our country and we are asking our -- this gentleman and his team are being asked to do the subarea plan and jump ahead at the other five areas and as the previous speaker said, this puts at risk all five towns because Office of Financial Managing only allocates the counties one, well, three numbers. Being aggressive about population (indiscernible). And of course our county last showed an aggressive when, of course, things were much rosier economically. But the thing is they're putting our other five towns at perpetual risk so that they're going to implode will allow another city that as another previous speaker said, nobody would cost for more county sheriffs. Where do you think the county says (indiscernible) spend a portion of their time. This concentration, are they going to have to go out to the people who more sparsely populated. We all pay for services when they are out of county area and if they ask for a urban growth area that means the very population that other county's suppose to get has to go to this area.

Unidentified Male Voice:

Next.

Katheryn Clerf:

Thank you.

Anna Nelson:

Katheryn was the last person I had signed up to speak but since we only had a half hour I wanted to make sure everybody else had an opportunity so.

(Question from community) - Let me just ask you one question.

Anna Nelson:

I was just going to turn around and ask if anybody else wanted to speak, so certainly.

Lisa Bowen:

Just so you know, I'm Lisa Bowen, my husband's behind me. I'm sorry Ms. Clerf but, if we were to have such a windfall that would be great but I know that this decision in my family was kicking --not because of financial gain. This decision was made because we have, ourselves, a very strong feeling about how we want this county to go forward. Our time in service in providing for this county is important to us and what we do for our children and it's really upsetting for me, as you can tell, that that was just tossed aside. I wouldn't be standing here unless I felt that this project has a possibility. And that's what their asking for, is for you to open up your mind and take a few minutes and decide, do you want it to go in this direction or not. Do you want it to move forward so that we can continue having access the way we want to see it happen and you know, if you want to know who's probably one of the most skeptical people in this room? That would probably be me. Quite frankly. My family livelihood is going to be put aside for this project to be looked at. You have property here, I have property. On other parts of the county, do you want it to happen correctly? We want you to have the use as you want. I want the uses, my family. I want them to inherit the chance to go snowmobiling. I want them to have those chances also. There are some opportunities, and yes, we do (indiscernible). But if in reality it can be taken away and there's somebody that wants to do it right and maybe you don't agree with that. I'm not so sure I do but lets give it some time, keep an open mind, continue conversations and I realize there are those who just really don't want to see change, personally, I don't either. Change is not my favorite thing; none of us like it but the reality is is that this was not a financial decision for us, it was because we really want to see it happen correctly and done right and right now this is about a process that's beyond this and I think that sometimes we need to refocus back to why we're here today. And yes, make those decisions, figure it out but let's focus back. One step at a time because otherwise you guys could lose everything. We are all the

owners of this place. So whether you agree with it or not, hey, I understand but let's just realize that I'm not planning some order in the room---. Based on this, this is not happening. I wish you guys the best.

Anna Nelson:

I'm going to look over on this side first. Kirk.

Kirk:

Yeah, I have just some comments. We're seeing a lot of things come out here into a (indiscernible) and I went to the meeting last week regarding solar reserves and I looked at it from an economic standpoint and I had questions that they did not have the right answers for. One of the things were they said snow fall at that location was between 10 and 12 inches on the ground. Now, if they're that wrong on something we can understand, how many things are; they wrong on in this process and for that process from an engineering standpoint (indiscernible). I'd suggest (indiscernible).

Anna Nelson:

Thank you. So I wasn't at that meeting so I didn't hear that statement. The one thing I do want to explain a little bit about the two different projects. They do overlap geographically and there are some ownership issues that are shared, American Forrest Land Company owns it but the solar reserve is being pursued by a different LLC and it's a different project and different process. So a different set of players although I'm sure there is certainly some overlap. So anybody else on this side?

Unidentified Male Voice:

Just a question on that. It's within the boundary of the subarea planned, correct?

Anna Nelson:

A portion of it -- a portion of it also goes outside the BPA. Do we have anybody who wants to come up and ask questions or I mean speak oral comments on the transcript? No?

(Question from community)

Anna Nelson:

If we don't have any more speakers, I'm going to turn off the transcript because it's the main reason we're on it.

Wayne Schwandt:

You want to turn it off or do you just want to let it run? The question is would the ownership consider a total sale of the property and we've not discussed it, I don't know. I can't answer the question yes or no. But what I will say is I'll go back to what I said before, we are committed to more than half of our commercial forest land being put into a perpetual conversation status and that's to start the process, continue the discussions. I'll take a lot of the responsibility for apparently not communicating effectively what it is we're talking about here because an awful lot of the comments seem to have missed a number of the points I made. But if you remember one of the things to keep in mind here is that this approach leaves in tact the commercial forest lands in the aggregate. It does not -- it is not contemplating development of the commercial forest lands so. That point kind of moved around a little bit during the comments and I wanted to make sure that everybody understood that. The math is a little tricky because we have to deal with lands that are inside that red circle there that are not owned by American Forrest Lands, but when you're able to download this presentation from the website, you can work through the math and you'll see that it all balances out. It does foot as they say in the accounting business.

(Question from community)

Anna Nelson:

I don't know. Thank you Tracy. It wasn't a mapping piece of information that we put on the map at this time. I didn't ask Jeff to tell me. No.

(Question from community)

Anna Nelson:

This is Meaghan. If everybody doesn't know who Meaghan.