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TEANAWAY SUBAREA PLANNING PROCESS PUBLIC MEETING
VERBATIM REPORT OF PROCEEDINGS
THURSDAY, SEPTEMBER 3, 2009

TRANSCRIBED FROM CD BY:
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1 (Beginning of requested transcript.)

2 MR. SCHWANDT: This is the September --

3 MS. NELSON: Good evening.

4 MR. SCHWANDT: Third, public meeting.

5 MS. NELSON: I'm going to ask for everyone

6 to be quiet.

7 MR. SCHWANDT: It is the Teanaway Subarea

8 Planning Process.

9 MS. NELSON: We don't have -- we don't have

10 a microphone system so I'll speak a little loud

11 and hopefully the -- when you speak at the table

12 you can speak up.

13 We do -- we are recording tonight, so you --

14 I don't know this fancy equipment here but you

15 need to speak directly into the mic just to make

16 sure we get everything recorded.

17 So it looks like we have everybody coming

18 into the room. My name is Anna Nelson, I'm

19 representing Kittitas County, I am the lead

20 planner working on the project. I work with a

21 land use firm in Seattle called Gordon Dur.

22 Katy Cody is also here. For those of you

23 who were at the open house, you probably remember

24 seeing both of us.

25 We also have some people from the county,

1 Kristina Wolman (sp), standing next to Katy. I
2 saw Commissioner Jewel (sp) sitting in the
3 audience. There maybe other from the county
4 government that I just don't recognize the faces.

5 We also have James Miner (sp) who is working
6 with us, he has a planning firm called Sousaki
7 (sp).

8 So tonight's agenda, I don't know if all of
9 you have picked up the materials that were on the
10 table, but the purpose of tonight's meeting is to
11 gather oral comments. We had an open house on
12 August 20th, where many of you came, but some of
13 these faces I see are new.

14 So at the August 20th meeting it was an open
15 house format, we ran it from three to eight and
16 had several stations set up just gathering
17 information from attendees who came, people who
18 live in the subarea adjacent to the subarea, owned
19 property, or interested groups on what may be
20 happening with this subarea planning effort.

21 So out of that process one of the handouts
22 that was on the table is results from the planning
23 principles activity. For those of you who were at
24 the open house, you may have recalled we had a
25 table over in this area where people were writing

1 down their thoughts about three categories:
2 Environmental stewardship, community benefits and
3 economic vitality. So this is a summary of what
4 we took away from that open house.

5 At tonight's meeting, while you're making
6 comments, if you have bullets you want to add to
7 this that you think weren't covered or if you want
8 to echo your thoughts about a certain bullet, do
9 that. And we're -- James is helping us to record
10 those and add to this, build on this list.

11 The other thing that we're doing tonight is
12 Katy, as soon as she gets done at that table, is
13 going to jump over here and we're starting to
14 collect a list of frequently asked questions. For
15 example, what is a subarea plan? How is it
16 different from your comprehensive plan? So we're
17 starting to develop a list of questions.

18 We're not going to be able to answer
19 questions tonight, but our purpose in asking or
20 putting those on paper is to start to develop a
21 list of frequently asked questions, that we'll
22 respond to on the website, and in written
23 materials at future meetings, and then at the open
24 house. Some questions I suppose we might also
25 call you for follow-up, so if you're -- I mean,

1 state your name when you make your comments then
2 we can kind of make sure we record whose making
3 which questions.

4 Again, we are recording this, if for some
5 reason you are interested in listening to it
6 again, we are going to have it available. You
7 could go down to CDS and either bring in your own
8 empty disk or CDS's looking at a nominal charge
9 where they would burn you the disk if you want to
10 listen to it, or if you have family or friends who
11 you wanted to hear what occurred tonight.

12 I think I've gone over most of the
13 introductory comments. We did -- for those of you
14 who saw it on the website, we asked for you to
15 send in your name, provide your name if you wanted
16 to be guaranteed, if you will, a chance to speak
17 tonight. We had a little bit less than 30 people
18 who did do that, so that leaves about five minutes
19 per person, but what I have heard already from a
20 couple of people is they're not going to speak
21 that long, or that they may choose not to speak at
22 all. So I may say somebody's name and they may
23 not speak and I'll just move down to the next
24 person. So I know that we have a couple people
25 who are interested in speaking tonight who haven't

1 signed up, so our hope is to get to everybody.

2 If for some reason we don't get to you
3 tonight, we are having two additional meetings.
4 There's a sign-up sheet at the table next to
5 Kristina. The next meeting is on September 17th,
6 and then we'll have another meeting on October
7 1st. And before I go into listing down whose
8 providing oral comments, do you have any
9 questions.

10 UNKNOWN: (Inaudible.)

11 MS. NELSON: We are eventually going to
12 transcribe it, I just don't know how quick that
13 might be.

14 UNKNOWN: (Inaudible.)

15 MS. NELSON: The next two meetings are
16 soliciting additional comments. We do know that
17 American Forest Land Company has requested time to
18 speak on the 17th and have requested up to 20
19 minutes or about that much time, so the next two
20 meetings are for the same sort of format.

21 Then next meeting we have after that, if I
22 can remember the date, October 21st, we'll be
23 coming back in more of a mixed format I'll call
24 it. It's an open house, so we'll do some open
25 house informal at the beginning of that meeting,

1 then do a presentation about what we've learned
2 over the last few meetings, and then potentially
3 take additional oral public comments that night,
4 and followup with another oral comment after that.

5 Also for those of you who weren't at the
6 open house we -- we brought additional information
7 from that meeting. This explains a little bit
8 about what -- some of the language that was in the
9 resolution that was adopted by the commissioners
10 in terms of establishing the planning process.
11 And it has a real simple flow chart in terms of
12 the process itself and how it will go through the
13 next year and a half.

14 Right now, we're in this first column,
15 gathering information, data, to help us form a --
16 an alternative plan that we'll then scope for an
17 EIS.

18 And then what will happen in the first part
19 of next year, January through June, is development
20 of the plan document and a draft EIS. And then
21 that document will move forward to the formal
22 public hearing format which will be also recorded
23 but in a different format. It's not as informal
24 as this meeting, and those hearings will be in
25 front of the planning commission and board of

1 commissioners.

2 I think we're ready.

3 Pick up the mic again. I had Mr. John
4 Conner and I -- when you came in you said you
5 wanted to speak; do you still want to speak John?

6 Can you come over here?

7 MR. CONNER: Is that what I talk into?

8 MS. NELSON: (Inaudible.)

9 MR. CONNER: Oh, can you hear me? Hello.

10 MS. NELSON: It's recording so --

11 MR. CONNER: It -- oh, it is?

12 MS. NELSON: (Inaudible.)

13 MR. CONNER: Oh, all right.

14 MS. NELSON: (Inaudible.)

15 MR. CONNER: Oh, all right.

16 Well, I've been in the valley about 40 years
17 and we came over here because we liked this area
18 and there was a lot of timber here and a lot of
19 places to ride horses, a great recreation area.
20 And I remember when there was a lot of timber in
21 Issaquah and we went out and looked at a large
22 track there one time with -- because my dad was in
23 the logging business. Now, that's gone. And then
24 there was a large tract in -- next North Bend, and
25 I worked at a logging area over there in North

1 Bend. And that's too close to civilization just
2 to maintain a logging operation or a timber
3 operation, but over here wherever you look there's
4 timber.

5 There's thousands of acres of timber here.
6 And now the idea is should we cut it down and do
7 something else with it. We don't need to. You
8 know, I had a lot of timber on my place and I had
9 need for some money at one time and Don Walker,
10 who did logging, said I can take timber out -- a
11 little timber out of there, you'll never miss it,
12 and give you 100,000 dollars. And he did. And
13 it's still good timberland and in a number of
14 years it will be still good timberland and you can
15 take a few trees off of it. And that's what the
16 Boise Cascade -- or Cascade Lumber Company did,
17 that's what Boise Cascade Lumber Company did, and
18 it could continue that way for hundreds of years
19 or forever if we had, you know, but now the idea
20 is that it's all been cut and we can't have timber
21 anymore, why not cut it up into small places? But
22 we need the timber, we'll always need the timber.

23 Now, I talked to somebody from the company
24 here and he told me, well, there's no mills now.
25 Well, when we came to this country there weren't

1 any mills either, but when timber grew they built
2 -- they used mills and we used to have mills, and
3 the reason there aren't any now because of the
4 shortage of timber. But if there is timber there
5 will be mills, so that isn't a problem.

6 A lot of people come over here from Seattle,
7 to get away from the downtown. We need areas like
8 this with timber, we don't need to cut this up,
9 there's plenty of land in Seattle, there's plenty
10 of land in between here and Seattle for housing.
11 And, actually, the population of this county isn't
12 growing except for immigration, and some of that
13 immigration we can do without, so we don't really
14 need to develop everything that there is. I think
15 we need to keep some land like this and wherever
16 you look you see timber in all directions. The
17 present company has really cut too much, but it
18 will grow back over time, and I think that's what
19 we should do. Keep this as timberland. A lot of
20 people come over from Seattle, they enjoy it here,
21 they have horses, and I always had horses with
22 riding through the area. We need this. And,
23 actually, we don't need to have housing all over,
24 no matter what the -- ten acre tracks, 20 acre
25 tracks or 30, whatever it is. We can keep this as

1 timberland, we don't have any shortage of houses
2 -- places for houses.

3 And I'd like to -- so I'm opposed to
4 developing it to something else. I think we ought
5 to keep it the way it is, the way it's been, the
6 way Boise -- the way Cascade Lumber had it, then
7 Boise Cascade Lumber Company had it, they did
8 selective logging so that timber could continue to
9 grow. The present company, apparently, has cut
10 too much but it will come back. And I think we
11 ought to let it do that. Thank you.

12 MS. NELSON: I don't know if this gentleman
13 is here, I looked at voicemail and he had signed
14 up, Gary Fletcher?

15 I did hear back from Bruce Koe (sp), Bruce
16 are you here tonight?

17 I'll go through this list at the end just in
18 case somebody comes in late. Don and Doris
19 Tidwell (sp)?

20 Dave Egler (sp)?

21 Jack Jensen, he may not be here, I know that
22 he -- when I talked to him he said he would
23 sign-up for another time, so I put him on another
24 time in case he didn't show.

25 Robyn Little?

1 William Vicky Scrimner (sp)?

2 I know Steve is here, Steve Gano? Thank
3 you. (Inaudible.)

4 MR. GANO: Sure.

5 My name is Steve Gano, I live up on North
6 Fork Teanaway at one -- or I have a recreation
7 cabin at 13731 North Fork Teanaway Road.

8 Mr. Conner I'm not nearly as relaxed as you
9 are about this, so don't have quite the history
10 you do in the area here but I share some of your
11 concerns.

12 Before I get started I want to let you know
13 that the timberland owners I've -- the -- the
14 American Forest Resources are my direct neighbors,
15 and they've been really good neighbors, they let
16 us recreate on their land.

17 When I purchased the property a number of
18 years ago I looked at a lot of area around here to
19 see where I wanted to try to find a place to help
20 raise -- bring my kids over and have them enjoy
21 the outdoors.

22 I also tried to do my homework looking for
23 property that had been zoned commercial timberland
24 for long-term certificates, and I'll explain why
25 in a minute.

1 I -- I also want to let you know I
2 appreciate the county -- the good work the
3 county's done in trying to direct growth and
4 development into areas that has infrastructure to
5 support it and away from areas that don't.

6 As a person who has a degree in forest
7 products and is familiar with the forest industry,
8 long-term commercial certificate means planning
9 for time horizons that are 60 to 70 years. And
10 those in the industry like Mr. Hess here, and
11 myself, are taught long-term and found -- and to
12 think long-term and found those -- I found all
13 those things when I was shown the Teanaway.

14 I bought our property 14 years ago and the
15 area introduced to us was timbered with insurers
16 second growth timber. Believe it or not I was
17 actually pretty excited to see a log and it gave
18 me a chance to teach my kids who are now city
19 kids, how working forest work.

20 It was also reassuring to me that the land
21 owner at the time, UST, was continuing its
22 interest in keeping it as a working forest. Now,
23 in 1990 the state passed the Growth Management Act
24 and interestingly enough it was supported by the
25 industry because it saw the need to reduce the

1 threat of forest land conversions. At that time I
2 previously had been Director of Government Affairs
3 for the Washington Forest Protection Association,
4 which is the trade association for the timberland
5 owners in the state, and later I was a lobbyist
6 for Plum Creek Timber. It was my job to work with
7 the legislature and make sure the forest industry
8 interests were represented. Boise Cascade, the
9 previous owner of the land now owned by American
10 Forest Land was also very involved in drafting
11 that legislation.

12 Under the Growth Management Act the counties
13 are asked to designate lands of long-term
14 commercial significance, and under the GMA RCW
15 26.70A.030 sub eight, for the record, "The
16 following factors need to be considered: The
17 proximity of land to urban, suburban and rural
18 settlements; surrounding parcel size and the
19 comparability intensity of adjacent and nearby
20 land uses; long-term economic conditions that
21 affect the ability to manage for timber
22 production; and the availability of public
23 facilities and services conducive to conversion of
24 forest land to other uses." "Long-term commercial
25 significance includes the growth capacity and

1 productivity of the soil; composition of the land
2 for long-term commercial production and
3 consideration for the land's proximity to
4 population areas, and the possibility of more
5 intense use of the land."

6 And according to the Eastern Washington
7 Growth Management Hearing Board, in their
8 guidelines recently that they have published on
9 their -- within their website, the definition of
10 long-term commercial significance set forth in
11 that statute guides the board with factors that
12 are, in their words, "enumerated in Washington
13 Administrative Code" and it gives a citation to be
14 considered in order to evaluate the combined
15 effects, the proximity of the population areas,
16 and the possibility of more intense uses for land.

17 There are three factors for determining
18 long-term commercial significance: That growing
19 capacity and productivity of the land, the land's
20 proximity to population areas, and the possibility
21 of more intense land -- uses of land. These
22 criteria are not independent and must be evaluated
23 in relation to each other.

24 In the Growth Management Hearing Board's
25 definitions and their statutes and in the WAC, all

1 of these definitions do contemplate the conversion
2 of lands where appropriate. And where the demands
3 and encroachment of growth is made these lands
4 impractical to manage for commercial timberland.
5 Mr. Conner used an example of the areas around
6 Bend and Issaquah where encroachment made it
7 impossible to be in that business anymore.

8 These lands don't suffer from these
9 pressures. In fact, they're just the opposite,
10 they're surrounded by public forest lands that
11 will never be converted.

12 There's also very productive land with the
13 capacity, productivity, and soil composition.
14 It's far enough from the population area that does
15 not suffer conversion pressures and more intense
16 use of the land.

17 I'm concerned that this commercial
18 timberland can't be managed economically for that
19 purpose I feel their pain but as Mr. Conner
20 pointed out mills do come and go. The commercial
21 timberland is still economically viable and
22 investment firms such as John Hancock and the
23 Campbell Group continue to purchase timber lands
24 where pension funds and other long-term investors
25 because they see the counter cyclical nature of

1 these lands.

2 Other considerations in the valley are
3 available in water, increased fire risk, and a
4 road not able to handle new traffic.

5 The increase of fire is a real threat, every
6 new dwelling unit being -- brings with it an
7 increased opportunity for a fire because of more
8 human activity. All you have to do is look at
9 what's going on in the Los Anglos area right now.
10 It also increases the fire suppression because
11 protecting structures is more difficult and
12 expensive when -- then fighting forest fires.

13 Emergency services will also have increased
14 demands on a road that has limited access and is a
15 dead-end.

16 In summary, I feel the reclassification of
17 the land in the upper Teanaway should not occur
18 for the following reasons: The GMA contemplated
19 forest land conversions, and this area does not
20 fit that criteria; there's lack of water; there's
21 increased risk of fire; and there's lack of
22 supporting infrastructure.

23 MS. NELSON: I should have made this clear.
24 If you want to submit written comments, because I
25 know --

1 MR. GANO: (Inaudible.)

2 MS. NELSON: Because I noticed Steve has a
3 nice written comments there, so you can submit
4 written comments any time during the process, so.
5 Cynthia Sullivan (inaudible).

6 CYNTHIA SULLIVAN: I'm Cynthia Sullivan
7 Hubert and I'm a long-term resident (inaudible)
8 and become a permanent resident in the last five
9 years and I vote here.

10 Prior to the last five years I spent most of
11 my adult life managing growth in King County, and
12 probably by most accounts failing miserably. But
13 the fact of the matter is that I see a lot of the
14 same things happening in Kittitas County that I
15 saw in 1984 when I joined the King County Counsel.
16 And we're -- we're kind of on the same brink here
17 in Kittitas County now.

18 We've been discovered. There are a lot of
19 people here. And finding resources to support all
20 of the necessary infrastructure like fire and
21 water, and managing the recreational resources is
22 something that is a tremendous importance.

23 There, you know, my husband and I are
24 involved with an organization that's attempting to
25 bring emergency medical services to Kittitas -- to

1 the upper Kittitas County where we live. And the
2 tax base in this county is so tiny that it really,
3 it just doesn't support the influx of full-time
4 residents that are coming to this community, and
5 can come to this community, and -- and -- and I
6 welcome it.

7 The thing that I am most concerned about is
8 how recreational uses are managed here. I'm a
9 long-term conservationist, I spent many, many
10 years writing environmental regulations for King
11 County and managing our forest and park resources.
12 And one thing that I see right now is that the
13 trail system through much of this forest land is
14 being incredibly used. And it's the timber that
15 Mr. Conner spoke so eloquently about is, frankly,
16 in serious jeopardy from a lot of the activities
17 that are going on.

18 We live right -- we have Plum Creek as an
19 immediate neighbor and they've also been a very
20 good neighbor but when you have large tracts of
21 land like these timber owners do, you can't manage
22 them day to day the way they need to be managed
23 when you have so many neighbors immediately
24 abutting them.

25 I -- I really hope that whatever happens in

1 the Teanaway Valley that it isn't that the
2 regulations are not simply written for the
3 Teanaway Valley, but that they -- they are viewed
4 with the county as a whole. I don't want to see
5 the Teanaway Valley with one set of regulations
6 and the Upper Kittitas Valley with another set.
7 Where, you know, you can go mock two with your
8 hair on fire through the woods in the middle of
9 summer without spark arresters on your dirt bikes
10 because nobody is looking because there's nobody
11 patrolling that area.

12 But in the Teanaway Valley because there may
13 be development and there are regulations and there
14 are rangers that are managing it, those things are
15 curtailed. So I -- I want see the whole county
16 managed in a sustainable way and that not certain
17 areas are created in sort of a precious way and
18 set aside as -- as somehow different.

19 I have to give enormous credit to Kittitas
20 County because I know when we were building our
21 home up on top of Roslyn Ridge we had a septic
22 system approved on a 60 percent grade because the
23 person who had designed it had put it on the wrong
24 side of the house, and the county approved that.
25 And the regulations in the county have improved

1 dramatically and have -- the people in the county,
2 I think, are taking much greater care with
3 development with whom I had -- my hat goes off to
4 them for that because it's no easy feat, I know
5 constrained by the -- and so on.

6 But the -- the point is, is that we have a
7 lot further to go. The three acre lots that have
8 proliferated throughout the upper Kittitas and
9 probably also the Teanaway Valley, are -- are
10 really horrific when you think about the fact that
11 peoples septic tanks and wells are within just a
12 few feet from one another. It's a -- I am sure it
13 is a public health nightmare of enormous
14 proportions.

15 The water resources clearly need to be
16 managed in a comprehensive way. Wells are going
17 dry all over the county and the fact is that
18 without some kind of comprehensive management
19 system people are going to lose their homes.

20 Fire protection, always a critical issue in
21 this county. We need professional fire fighters.
22 We need full-time firefighters here. The -- the
23 six or 15 volunteer firefighters in my local fire
24 district, you know, can't -- couldn't possibly
25 manage if there were a serious fire in our -- in

1 our little community.

2 It's -- there needs to be comprehensive
3 management and comprehensive funding for all of
4 the space in this county, for not only us who live
5 here now but for all of those people, frankly, who
6 are going to come. This is a beautiful area and
7 as I said earlier it's been discovered and people
8 want to share in what we have. Thank you.

9 MS. NELSON: The next name I had on the list
10 was Paul Izenberg (sp)?

11 MR. IZENBERG: (Inaudible.)

12 MS. NELSON: So you didn't mean to sign-up
13 this time.

14 MR. IZENBERG: No.

15 MS. NELSON: Okay. Deb and Steve Boozick
16 (sp), I'm sorry if I pronounce that wrong.

17 UNKNOWN: (Inaudible.)

18 MS. NELSON: Okay.

19 MS. BAILY: (Inaudible.) Good evening. I'm
20 a -- a -- just a 21 year resident, of the upper
21 Kittitas County, and --

22 MS. NELSON: Could you speak a little bit
23 louder, please?

24 MS. BAILY: Oh, I've never had that problem
25 before. I'm about a 21 year resident of the upper

1 county and I'm an avid horse rider and back county
2 -- I'm a member of Back County Horsemen,
3 Washington State Horse Park, and Roslyn Riders,
4 and I recreate in this area.

5 We moved over here because of this beautiful
6 area. I would just like to encourage all people
7 involved to consider that this area once -- once
8 you start cutting it up you can't get it back.
9 And we have some beautiful area to experience and
10 it's why people are moving here, and I believe Mr.
11 Conner spoke about we have areas for home sites,
12 and I would certainly like to encourage that --
13 those areas to be developed rather than our
14 wilderness areas.

15 And from the horse park perspective we have
16 hopefully, this is our first Washington State
17 horse park, and we hope to have most of the people
18 actually are participating and will be
19 participating in that horse park are individuals
20 who are individuals who love to trail ride and
21 they're looking for trails and as you know the
22 horse park is surrounded by development. And
23 graciously the development Sun Cadia (sp) gave us
24 112 acres but we have to have -- we'd like, you
25 know, we'd like to have access outside of that

1 area and if we can work with the other land owners
2 we can hopefully get up into Section 17 of Roselyn
3 and then over into the Teanaway Valley. So that's
4 a -- that's quite a positive thing for the horse
5 people in Washington State.

6 I would just like to encourage you to -- to
7 keep as much land as you possibly can to recreate
8 because that's why we're all here. Thank you.

9 MS. NELSON: Jim Miller?

10 MR. MILLER: Hi, I'm Jim Miller. I'm not
11 from the valley, I'm from the other side. I'm one
12 of those people that have been coming to the
13 Teanaway Valley and the Cle Elum Valley, and other
14 parts of Eastern Washington because of its scenic
15 and recreational opportunities for decades. And I
16 too, share your angst about this process and this
17 project being done in a responsible way that
18 protects the values that you all treasure in this
19 -- in this unique location.

20 I'm a professional engineer, a geologist,
21 and a hydro geologist, I've had 35 year
22 professional career in earth science engineering
23 and hydro geology and environmental management.
24 So, on a career and professional level, I get
25 involved in this kind of stuff all the time. I'm

1 not under contract with American Forest Land, I'm
2 here because I have an interest in what's going on
3 here.

4 I think this project because of the scale of
5 the land, size of the land being -- my
6 understanding of -- of the goals of this project
7 and so forth, offers a really unique opportunity
8 to do a development that is sensitive to the
9 residents interests and values, and can, in fact,
10 be responsibly developed in an environmentally
11 caring way. And one that actually enhances a
12 recreational and a -- and environmental
13 characteristics of the area.

14 Obviously that isn't going to be -- that's
15 not an easy thing to do and it requires a lot of
16 involvement from people like you but also a lot of
17 thought and planning into how that's done.

18 One of things I did want to talk about on a
19 technical level is the water resource issue. I
20 think you're all aware that water resource issue.
21 I think you're all aware that water resources are
22 kind of the big gorilla on doing a project like
23 this. There's currently a moratorium on exempt
24 well development in upper Kittitas County that
25 affects many of you and many people who have

1 interests in moving here.

2 So water is a big deal, if you go out and
3 look at Teanaway today low flow period, there
4 isn't a lot of water flowing down. Water use
5 throughout the valley, there're existing senior
6 water rights that need to be protected.

7 And one concept I would like to throw out on
8 the table here for American Forest Land to
9 consider is as they think about the way to develop
10 this -- this land properly, is to consider
11 somewhere upstream and on -- on -- in the -- in
12 the drainage basin where they own land, to do a
13 small scale diversion and temporary storage of
14 water. A reservoir in one of the side valleys
15 that can store water where they remove water
16 during the peak run-off periods of time so it
17 doesn't affect down stream users and store that
18 water for later reuse, release during the low flow
19 periods to enhance base flows on the river. And
20 also we can use it for community needs and fire
21 fighting and so forth.

22 These are the kind of things that can be
23 done with proper planning and for the sake of the
24 valley and -- and all the people with interests
25 with this site, and I hope it is and I -- and I

1 encourage American Forest Lands to properly
2 consider how they develop the water resources to
3 protect the interests of all in -- of all parties.
4 Thank you.

5 MS. NELSON: The next name I had on the list
6 was Wayne Moeller and Jason? I don't have a last
7 name for Jason.

8 MR. MOELLER: Good evening, I'm Wayne
9 Moeller. I'm a snow mobilier representing the
10 state association. Jason -- Jason Delimore (sp)
11 is the District 5 representative for WSSA in this
12 area.

13 And I was reading through some of the
14 materials from your prior meetings and I noticed,
15 you know, that the environmental stewardship, the
16 recreation values and access were certainly some
17 key issues. And I'd simply like to underscore
18 that from the standpoint of the snow mobiliers.
19 Some of the riding patterns throughout the state
20 are getting to be where there's -- isn't really
21 quite -- we tried some rides a few years ago that
22 were really cross-state rides but with the valleys
23 and no snow it was a little hard to do but
24 certainly there's a great opportunity for an
25 intertie between Cle Elum side and the Starlight

1 area to get over to Mineral Springs going through
2 the Teanaway Valley. And we're seeing more and
3 more riders coming up into the valley and from the
4 snow mobilier perspective, we really appreciate
5 the riding and it is a prime riding area.

6 We wanted to make sure that it's done in a
7 responsible and environmentally sensitive manner.
8 Having some loop trails and access is really one
9 of the key items that I think make this earth
10 sport being family friendly a lot more -- more
11 interesting.

12 I certainly commend the process that's going
13 on here. I think it's one of the, probably one of
14 the more difficult things is to plan and actually
15 have this shared vision of what we want the
16 community to be. And it's simply our hope that
17 included within that that recreation is given a
18 high priority on these lands, and as many others
19 have stated previously, that's a lot of the reason
20 that a lot of us have come to this area because it
21 is, it's very beautiful it's very conducive to
22 recreation and we'd certainly like to keep those
23 values in mind as we move forward.

24 I think that's all I had. Did you have
25 anything Jason, that you wanted to talk about?

1 Okay. Thank you.

2 MS. NELSON: Paul Bloom? I don't know what
3 Paul looks like, so I don't know if he's here. It
4 doesn't look like it.

5 Beth Marker?

6 MS. MARKER: Hi, I'm Beth Marker. I live up
7 outside Cle Elum, and I've been here about eight
8 years. And I didn't come to the last meeting, I
9 had a conflict, so it's really great to see a lot
10 of people here.

11 I guess I really don't know the 50,000 plus
12 acres very well at all, and I know a lot of you
13 know it intimately in different ways. I guess
14 from my perspective I would -- I'd like to see
15 something wonderful there 50 years from now, and
16 that could be a lot of different things. It may
17 not include having one more house on it. But I
18 think it's going -- it's going to have some kind
19 of enhanced organization to it, it will have to
20 with more people wanting to use it. It will have
21 to be more structure whether it's around
22 recreation or it's around projects that are
23 destination driven that bring people here for
24 different reasons, but not necessarily residential
25 in terms of the development structure.

1 I am the kind of person who is really good
2 in high density areas and I'm really good in very
3 low density areas. I don't like the middle, I
4 never really like the middle. I don't -- it
5 doesn't make sense to me, it doesn't seem to
6 preserve much of anything. So I guess it would be
7 really interesting to think about this in a way
8 that maybe doesn't even include a concept of
9 residential development, which probably is
10 frightening to several people in the room that --
11 that make a trade out of that, but there are
12 probably are many things that could be exciting
13 that could happen on this land that wouldn't have
14 to increase the residential density at all that
15 could allow for continued and enhanced recreation
16 for all the users that use it today. And could
17 also maybe set a precedent for different ways to
18 develop projects that bring revenue from the land
19 in environmentally friendly ways and also continue
20 to attract people to this beautiful part of the
21 county. Thank you.

22 MS. NELSON: Carey Clark?

23 MR. CLARK: I hope your tracker's not
24 broken.

25 I'm Carey Clark, I moved here in 1996. I

1 own Swiftwater Business Park. Some of you may
2 recognize me, I'm the Kubota guy.

3 I don't have a whole grasp on what's going
4 on here, I have obviously been through the
5 Teanaway area quite numerous times, most of the
6 time when there's four or six feet of snow in it
7 fixing someone's tractor, but my interest, I think
8 is just I -- I really think that whatever happens,
9 and I like the comments that are coming. I
10 understand John is concerned with the forest land
11 and so forth but this area used to be hunted and
12 so forth by my grandfather, and I remember him
13 telling me when I was a kid, he'd come into Cle
14 Elum, Cle Elum had five brand new car dealerships
15 at one point. And I look at what's going on in
16 the community, whether it's Sun Cadia or the horse
17 park, and it's like a rebirth that's happening and
18 it needs to be managed with everybody's ideas, but
19 we need to attract new businesses for jobs so that
20 people actually can, you know, continue to live
21 here and make a -- an honest wage and enjoy the
22 recreation and so forth.

23 I don't know exactly how to, you know,
24 balance all of that but there are, from my
25 business park perspective, there are companies

1 that have been trying to come in here that want to
2 be here and that doesn't necessarily tie in with
3 Teanaway Valley, but I think it all impacts us.

4 There's a steel company that's looking to
5 come in here because Everett doesn't want them
6 anymore, they're pulling their spur. Just so
7 happens that we can put a spur in the Cle Elum
8 again. Those are jobs, those are good jobs, so,
9 you know, I -- I'd like to see this process
10 continue and, you know, all of the input and
11 hopefully something will -- good I'm sure will
12 come out of it.

13 I hope this process also comes over to our
14 area and gets a lot of people's attention that
15 this -- this area's going to be -- it's
16 re-birthing. I've made a heck of an investment in
17 downtown Cle Elum and I -- I want to be here for
18 the rest of my life. I enjoy this area and I want
19 to see it kind of managed and not chopped up and
20 have three acre parcels here or there. I just
21 want to have some real sense about what's going on
22 and so forth. So, thank you very much.

23 MS. NELSON: Scott Ferguson is the next name
24 I have on the list.

25 Robin Hunt?

1 MR. HUNT: Yeah.

2 MS. NELSON: Great, thank you.

3 MR. HUNT: Good evening or good afternoon or
4 good. Yeah. I'm Robin Hunt and I raise hay, and
5 I just want to just, you know, speak to that
6 issue. Is that I see more and more of the good
7 irrigated ground that is getting chopped up in
8 tiny little pieces, and you're not going to be
9 able to have that lifestyle of growing good forage
10 without a certain amount of care giving to keep
11 that land in that use.

12 The big portion of course, on the other side
13 of the valley in the Ellensburg area is they're
14 rapidly taking all the AG 20 parcels and they're
15 grandfathering those into three and fives, and it
16 just is driven so much by the profit motivation is
17 that the small, or three and fives, are sometimes
18 demanding more than what the actual 20 acre, AG 20
19 parcel was valued at. And I'm just afraid that if
20 we continue without allowing some of that land to
21 be used for agriculture. In this valley and also
22 in Kittitas Valley, you've got some of the most
23 prime natural arid soil to grow that world famous
24 Kittitas orchid grass, Kittitas Timothy hay and
25 that's such a valuable resource that you've got to

1 be able to maintain the balance of having that
2 land use but also you -- you're really going to
3 need to set that aside.

4 And I'm just speaking, you know, towards
5 keeping that part of the value of what is needed
6 to maintain, you know, 20, 30, 40, 50 years is to
7 pay attention to -- the profit motives may seem
8 necessary at the time but when you start taking
9 those AG 20 parcels, there's going to be a certain
10 time where there's not going to be any of it left.
11 And I agree with what your comment was, is once
12 it's gone it's gone. I've seen that repeatedly
13 over the years from other parts of the county is
14 once that farm land starts to hit that -- that
15 button of residential development, and you start
16 doing the -- the smaller pieces it will never go
17 back to farm land, ever.

18 And I think that sometimes there's kind of
19 like a subterfuge that I've seen these
20 developments, well, you know, I've got this 200
21 acre plat and we're going to divide it up and each
22 homeowner is going to have five acres, but we're
23 going to allow them to be able to, you know, to
24 continue for agricultural use. Well, if you -- if
25 you have 20 five acres of parcels, each one of

1 those guys is going to have his own little
2 tractor, you know, his own haying system. No way.
3 Once you take it out, you know, specifically for
4 that rural use and agriculture it's not coming
5 back. Thank you.

6 MS. NELSON: The next name I had on the list
7 is Tracy Shallvater (sp).

8 MS. SHALLVATER: I'm here but I'm not
9 (inaudible).

10 MS. NELSON: (Inaudible.) Matt Morten (sp)?

11 Karen Bailey? We already heard from Karen,
12 your name was on there twice.

13 Regan Dunn?

14 Mitch Williams?

15 Dale Loveland? Everybody's taken off on
16 vacation for the weekend. Marlo Fraun Feldler
17 (sp), did I pronounce that right?

18 Sherry Morousa (sp)?

19 Kelly Conner, I know you're here.

20 MS. CONNER: My name is Kelly Conner, my
21 husband and I own a sawmill, of all things, in the
22 Teanaway. You know, the historic heritage of the
23 Teanaway was founded on timberland. There was --
24 there were timber camps all throughout the valley.
25 You know, just look at the -- the -- the old books

1 that they've got down at the -- at the Tribune
2 down here. It has all the pine tree chipo loggers
3 and everything going one, so my husband bucked the
4 system and put a sawmill in here.

5 He noticed changes back in about the
6 mid-80's when the environmental wackos decided to
7 start that nobody could log anything because there
8 was a bird that was living in the trees, and only
9 in the old growth trees, not any of the new trees.
10 Well, guess what, they shut half of the saw mills
11 down in Washington State within probably the first
12 five to eight years. The rest were soon to
13 follow. Our entire sawmill is built out of about,
14 I think I figured 87 components purchased from
15 recycled mills that were being torn down, cut away
16 because the environmentalist got their way
17 protecting a little bird. A bird that they happen
18 to find living in new growth stands of timber,
19 surprise.

20 Do they ever go back on anything, no? Case
21 in point, with everybody else that's been talking,
22 saying that, you know, once you take it away, you
23 know, once you split it up you can't go and put it
24 back together again when you're done. It's very
25 true.

1 You know, as my brilliant father-in-law
2 stated earlier, and we did not consult one another
3 before coming here tonight. Boise Cascade from --
4 from all accounts I am relatively new to the area,
5 my excuse for moving here I found my husband here.

6 Boise, when they were logging here about
7 every seven to ten years were able to take off the
8 different areas of their land that they had which
9 is now belonging to everybody else, merchantable
10 timber. Now, when they sold off in the 90's, it
11 had changed hands several times over people that
12 were buying it and what not.

13 Well, truth be known, that the current
14 owners who I really don't have anything against,
15 but I will tell you that they bought the land as
16 an investment. They made speculations because of
17 the timber price that was currently involved. But
18 with the downfall with the owl, and everything
19 else going on from the environmentalist stand
20 point and the regulations that keep popping up,
21 well, they just -- they bought. Well, the timber
22 price fell and what they did was they panicked.

23 We'd been told years ago that this night was
24 going to happen. That we were going to have to
25 start doing something because we were told about,

1 oh, I'd say about six years ago that, the timber
2 prices were down real low at the time, they'd
3 actually come up a couple of years ago or at the
4 highest they'd been in ten years, by the way. We
5 were paying obviously more than anybody else,
6 because trying for us to get logs, being a local
7 mill, we couldn't get timber from property that
8 was being logged the last couple of years; because
9 you know why? They were shipping it to Madres
10 (sp), Oregon. Madres Oregon, I thought that, you
11 know, the way that the federal laws are at least
12 that, you know, the local mills are supposed to
13 have a sort of right of refusal in purchasing
14 timber. Not true, there hasn't been a federal
15 timber sale in this state since 1992 or '93, I
16 believe, and you know what they're not going to
17 let you.

18 We have a president in now whose changed the
19 roadless management thing, ripped it out from
20 everybody. There's no longer any mining so you
21 know that he's not just going to save face and
22 turn everything over back the way that it should
23 be, which is able to use it, recreate, and
24 whatnot. Well, the problem is that when the
25 timber market started to crash they realized they

1 wanted to get out and they wanted to sell to
2 develop. And we were told that they were going to
3 log everything they possibly could, which they
4 did, okay. There isn't any merchantable timber up
5 there. You know, bless dad for saying, you know,
6 we were saying the other day we were sitting in
7 the backyard of his place. Look up there there's
8 lots of timber up there. Yeah, dad, but they took
9 all the good ones, a lot of them are -- are just
10 nothing. They -- they've spaced them out so much
11 that even when those trees grow up as a sawmill
12 owner they're not going to be merchantable trees
13 ever, not for at least another 40 years. They're
14 going to have not so large from being so spread
15 out from logging everything in between, that
16 they've pretty much ruined it.

17 So what, you know, my dream would be leave
18 it the way it is suck it up and wait 40 years for
19 you to get your trees back. You know, when --
20 Boise had a great relationship with the community
21 of the Teanaway Valley, Cle Elum, and the State of
22 Washington for recreationist, for fishermen, for
23 hunters, for timber. And that was kind of the
24 rule of thumb was they were going to have these
25 forested areas and they always left it open for

1 the people.

2 You know, we have, I think, the only free
3 camp grounds in the state, at the end of the road.
4 And I can tell you being down here at mile marker
5 five that it's a freeway starting in about, oh,
6 5:00 tomorrow night and it won't give up until
7 Tuesday morning when they all start going home.
8 Walk along the road, see the trash and litter
9 along there. You think I really want more people
10 going up and down the road.

11 Besides, if you take a look, and I'm almost
12 done, because I know that. Drive along the road
13 pulling a trailer behind your pick-up truck and I
14 can guarantee you that when you go by the poor
15 Crisettos (sp) house, that they must hear a lot of
16 stuff going on. Because I guarantee you that you
17 loose your safety chains there, just about every
18 time.

19 They're going to have more development up
20 here; whose going to pay for that infrastructure?

21 Me, because I don't want them in my back
22 yard. I like my back yard. You can come and
23 visit on the weekends and then they can go home.
24 You know, I don't necessarily want to see them
25 everyday.

1 The other thing, too, is everyone kind of
2 trusted the county a -- about a year ago, I guess,
3 over a water well thing with the Department of
4 Ecology. We trusted the county commissioners to
5 do the right thing. They entered into a
6 ridiculous agreement with the Department of
7 Ecology then only to realize that they were
8 powerless against the Department of Ecology, and
9 where's it got us now?

10 We've got a water moratorium just in the
11 upper county, whereas they can poke holes in the
12 ground in Ellensburg, I guess, willy nilly because
13 it has no affect whatsoever. Well, let's go
14 state-wide, that'll shut them up real fast. Where
15 are they going to get their water up here to
16 recreate or otherwise because it's not going to
17 happen anymore.

18 You think the -- if anybody read the Tribune
19 last week one of the gals that filed the petition
20 with the Department of Ecology basically said in
21 her little editorial that she wrote that the rule
22 didn't -- wasn't strong enough. She was mad
23 because there were grandfathered wells in and she
24 didn't think it went far enough. So if they think
25 the water moratorium's going to be lifted anytime

1 soon, they're lying to you.

2 I trust the county, I'm sorry, about as far
3 as I throw them at this point because I trusted
4 them to do the right thing by the community and
5 the development and the economic interest.

6 You know, the other day I was talking with a
7 -- with a sheriff deputy, it was a friendly call,
8 I actually called him. And you know what, it was
9 a Saturday afternoon, 3:00 in the afternoon
10 there's two deputies in the whole county on duty.
11 Where's my three tenths of a percent sales tax
12 that was supposed to be for the infrastructure of
13 the county. It's not happening, so what do they
14 do? They put a moratorium on well drilling, there
15 goes the rest of the viable economy that we had.
16 Sun Cadia's already got homes in foreclosure,
17 they've got real estate developers and -- and
18 agents that can't sell lots because they don't
19 have a way to put water on it. So, until that all
20 gets ironed out, this is all a moot point, really.
21 There's nothing that anybody can do about it.

22 You know, I'm sorry that the timber market
23 has failed miserably but it's almost a creation of
24 itself. The federal lands are not going to be
25 able to be logged any time soon, and talking about

1 dicing up timberland that will be available in
2 about 40 or 50 years as merchantable timber, to
3 get rid of that now, where -- where -- whose going
4 to -- what are you going to build houses out of
5 now? What -- what are you going to build houses
6 out of next? Adobe brick. Thanks.

7 MS. NELSON: Kelly was the last name I had
8 signed up so if anybody does want to talk, do you
9 want to just raise your hand?

10 I called your name earlier, didn't I?

11 MR. LUCKE: No, you did not.

12 MS. NELSON: Oh.

13 MR. LUCKE: I walked in late, I apologize.

14 MS. NELSON: Okay.

15 MR. LUCKE: Not so easy. My name is Kurt
16 spelled with a K, last name Lucke, spelled with an
17 e at the end, no Y.

18 Let me give you just a little background and
19 where I've come from and what I've watched. I had
20 the misfortune I guess of being born in Chicago,
21 quickly moved -- my parents quickly moved to a
22 distant suburb, very distant suburb. I went to a
23 one room school in first grade. That one room
24 school now consists of 40 some rooms covering
25 kindergarten through fourth grade. That will give

1 you some idea of how the area grew that I grew up
2 in.

3 I then moved to the Seattle area, I moved to
4 Bainbridge Island, I needed to commute to a city
5 for a job. And that worked out well, but that
6 area grew and grew and grew.

7 I always dreamt of living in a rural area
8 and I camped up in the Teanaway, probably now for
9 30 years off and on. We moved to this area about
10 five years ago and guess what? I'm seeing the
11 same ruination of this area, and I'm not talking
12 about just the Teanaway, I'm talking the entire
13 county where it's just spot development all over.
14 And that eventually leads to suburban growth that
15 is unsustainable.

16 The reason I'm saying that and gave you that
17 background, I just happen to run into an article
18 of all places on MSN real estate. On September
19 3rd is when it was published, and I won't read
20 much of this stuff, but it summarizes what's
21 happening in suburbs around the county. People
22 are tired of driving long distances to work,
23 they're tired of driving to stores, they're tired
24 of driving long distances to recreate, and the one
25 paragraph that really hit me, I -- I'd like to

1 read. "Almost 60 percent of 12,360 people who
2 were surveyed in 19 or 2005 says they want to live
3 in a walkable community. They want to be close to
4 transportation, close to a town with services,
5 shops, churches, and other amenities." And this
6 was according to the American Planning Association
7 and was also echoed in the National Association of
8 Realtors.

9 If we think we can put developments all over
10 this county and continue to sell them, they're
11 going to be wrong just like many of the developers
12 throughout the United States. People are moving.

13 Interesting enough what this article is
14 titled "Is your suburb the next slum?" And they
15 talk about what's happening to these distant
16 suburbs that had McMansions built in it that are
17 being divided up into four and five living units
18 within the McMansion.

19 Are we going to let that happen to our
20 county? I hope not. I'd like to see our county
21 fathers start thinking about developing heavy,
22 dense developing in one or two places in this
23 county and they are the incorporated cities.
24 There is a community there that people can walk to
25 that apparently 60 percent of the people want.

1 This article also goes into areas where
2 they're talking about the retiree today, the baby
3 boomer, of which I'm a very early baby boomer who
4 has retired. The baby boomers are going to look
5 for those services. So I'm in favor of high
6 density development, however that's defined in our
7 existing urban cores. That's the one issue I
8 wanted to talk about.

9 The other issue I'd like to talk about is
10 water. This article came out in today's Tribune,
11 "Water Website Launched." I read this article
12 with at great degree of interest. It seems as
13 though all this thing in studying is what wells
14 punched in the ground are going to do to the
15 irrigators. Let me tell you something. If the
16 county fathers think that the irrigators can make
17 noise, just wait until people start running out of
18 water at their homes, in their wells, and their
19 wells go dry, and their property values
20 deteriorate substantially. If you think the
21 irrigators mad noise, hold on county you haven't
22 seen anything yet.

23 So I'd like this thing to talk about
24 protecting people that already have wells, how
25 much water do we have in the ground, what can be

1 extracted? For example, where I live I know of an
2 individual, I believe he's drilled three dry wells
3 in a home that's probably worth about 600,000
4 dollars. He's still transporting his water.
5 Nearby, there is approximately 85 developed home
6 sites with high producing wells. What's that
7 going to do to my water, to my home, am I going to
8 go dry, and who's going to take care of me when my
9 well goes dry or they don't transport water to my
10 house? Are they going to put pipelines in from
11 the Columbia? What's going to be done? This must
12 be studied for everybody so we don't run out of
13 water and not just the irrigators. Yes, they have
14 a position but we as homeowners with existing
15 wells also have a position and it should not be
16 forgotten. Thank you for the time.

17 MS. NELSON: Do I have any other people who
18 would like to speak?

19 Thank you.

20 MR. LOW: My name is Richard Low, L-O-W. I
21 live out in the North Fork of the Teanaway and I'm
22 here specifically to talk about some issues that
23 -- that the Teanaway Snowmobile Club have some
24 concerns about.

25 We sent an e-mail out to our membership

1 which consists of about 50 families, of course,
2 they don't all live in the Teanaway Valley, I
3 guarantee you. A lot of them are coasties (SIC).
4 The bottom line is 50 people prob -- or 50
5 families representing probably 100 or so people,
6 and we've come to -- become very close with the
7 Teanaway area. Especially with the help of
8 American forces or American Forest Land Company.
9 We've been able to generate additional
10 snowmobiling areas, we've got grooming going on
11 now where we've never had it before. And so we're
12 very respectful for and thankful for what American
13 Forest Land Company has -- has made available to
14 us, so we appreciate that tremendously.

15 The key issue that we have, and I think WSSA
16 has said the same thing, is we need access to this
17 established land and trails. The recreation in
18 this area is, as far as I'm concerned, you cannot
19 beat it anywhere. So we're very, very focused on
20 making sure that the trails remain open, that our
21 access is -- is -- is available to us.

22 Destination riding for family and friends,
23 by the way this -- we sent this e-mail out to our
24 membership and they came back with specific points
25 that they wanted to get across. Some of this I

1 agree with most of it I agree with, some of it I
2 have some questions about but the bottom line is
3 I'm here to get their point across.

4 Destination riding for family and friends, a
5 riding area offers a wide and varied group trail
6 system. You can ride from the Teanaway Valley to
7 Mineral Springs to old number three, to Last
8 Resort, and many other locations including Table
9 Top, Red Top, Salmon La Sac, Lake Cle Elum, Ronald
10 Roslyn, Cle Elum Blewett Pass, and even you can go
11 to Whistling Jack if you're so inclined to take
12 that ride. We don't really have any fences, no
13 gates, no conflicts. We don't have the issues
14 that they do in other parts of the state.

15 The west side development of the Cle Elum
16 bridge taught us one thing, and that is we were
17 told initially that we were going to have access
18 through some of that land for snowmobiling and for
19 recreation. When push comes to shove we -- we
20 ended up with nothing and I think the same has
21 been said here more often than not is that once
22 it's gone it's gone, and we totally believe that.

23 Uncontrolled land fragmentation affects
24 everything uncontrollably. Fences and gates
25 affect not only recreation but wild life.

1 Opportunities in our -- in our county will
2 be compromised if development is not controlled
3 and managed through some broad program.

4 Tourism dollars that go to business in the
5 area will be negatively impacted if development is
6 not managed and controlled.

7 And conflict between neighbors will become
8 more of an issue.

9 Finally tourism dollars, from a financial
10 standpoint the county should get behind and stay
11 behind recreational activities in the valley. And
12 this should be for not only snowmobiling, it
13 should be for all four seasons and all the various
14 recreational opportunities that are around here.

15 Snowmobiling represents a large part of the
16 county source of winter tourism dollars. Anybody
17 driving through Cle Elum in the wintertime know
18 that quite a few of the restaurants close down,
19 there's not a lot of -- a lot of activity but
20 snowmobiling is a major draw for this area.

21 Development plans must take into
22 consideration the wildlife and recreational
23 activities that currently thrive in this valley.

24 Now, this was strictly dealing with the
25 Teanaway Snowmobile Association, my own personal

1 opinion is that we need to keep this area as
2 managed as we can as far as growth and various
3 development. But hopefully through this process
4 that we'll be able to control a lot of the things
5 that have been -- had catastrophic events or
6 effects on other parts of the -- of the state.
7 Thank you.

8 MS. PETERS: Thank you. Barbara Peters.
9 Yeah, hi. I'm Barbara Peters and I'm not good at
10 public speaking but I just, since everybody's here
11 I wanted to point out that besides this upper
12 Teanaway, the county's also redoing its whole
13 comprehensive plan. And right now the way the
14 draft is written about the forest land, when they
15 de-designate it it could, it will be divided up
16 into 20 acre parcels, excuse me, I'm so nervous,
17 unless there's a firm plan put forth before the
18 de-designation is allowed.

19 So I just want everybody to know that that
20 if the de-designation process starts you could be
21 looking at 20 acre parcels, so that's all I have
22 to say. All right.

23 MR. KURTZ: My name is Gary Kurtz. I was
24 born and raised in Cle Elum. As a kid spent
25 numerous weekends every summer at -- at Beverly

1 Creek camp ground with my folks, driving through
2 the valley. I -- I'm also a member of the
3 Mountain Sound Green Way Cascade Land Conservancy.
4 And parks and recreation commissioner and chairman
5 and also on the Forest Land Advisory Committee for
6 Kittitas County.

7 You know, when I grew up we could -- I could
8 go from my house to my neighbors could take their
9 horses, go up on a hill and ride right up to the
10 Cle Elum ridge. Any, you know, anywhere they --
11 they chose to go they could go. Now, that
12 southwest portion of that ridge is -- has all been
13 sold, sold as 80 acre parcels and I, you know,
14 160, 180 acre parcels divided down into 20 acre
15 parcels and now into some threes and fives. You
16 have nothing but no trespassing signs, you can't
17 go anywhere, we can't ride up there anymore unless
18 you know one of the property owners.

19 Now, I -- I'd personally hate to see that
20 happen in Teanaway. Being a Parks and Recreation
21 commissioner I want to see -- I want to see all
22 that area, the Cle Elum ridge open horseback
23 riding, I mean -- I mean we've got one of the
24 nations biggest horse parks here, we've got a
25 guest ranch out here that's, you know, they cater

1 to horseback riders and have all kinds of trails
2 that we used to use up on a hill when I was a kid
3 that are no longer there because it's -- they're
4 on private property now.

5 We have to -- we have to find a way to
6 reestablish some of those trails and working with
7 some developers like Sapphire Skies and Cle Elum
8 Telephone and that, you know, they're willing to
9 give us easements through their properties that
10 they're going to be developing up there so we can
11 have access but on this side of the Teanaway and
12 on our side of the ridge and Cle Elum and in the
13 valley there, you know, it's -- it's a really
14 beautiful county, I mean I shot my first deer up
15 in that area and I've spent a lot of time up there
16 as a kid.

17 It's very important, I think, that we have a
18 plan for the valley otherwise, you know -- you
19 know, maybe they made a mistake, maybe they cut
20 too much timber, but the bottom line is we have
21 the best -- they have investors and that that are
22 going to make money off it one way or the other.

23 Now, whether -- it's all zoned 80 acres,
24 they can go out there and start selling every 80
25 acre piece that they want and you're going to have

1 the same thing that you have on the Cle Elum side
2 of the ridge, you're going have no trespassing
3 signs, you're going to have roads all over the
4 place that the fire districts won't be able to go
5 up to put out a fire if somebody starts a fire in
6 their back yard.

7 What I would like to see -- personally I
8 don't -- I don't like to see agriculture land
9 development. I mean, that -- that's a beautiful
10 valley I hate to see agriculture land go away
11 because I think as a Mr. Clark said here, there's
12 nobody making more agriculture land. And I would
13 like to see if it is to be developed, I'd like to
14 see such things as conservation villages and so
15 forth. Possibly they could take two or three
16 sections of land and take that density, you know,
17 you take a section of land and, you know, how many
18 80 acre parcels you got there, those could all be
19 sold to different individuals. Take all that
20 density put it down into 100 acres in some corner,
21 or 75 acres and create a village there or
22 whatever. Leave the rest of it into open space
23 where we as the public can go and enjoy or ride
24 horses through there or hick snowmobile in the
25 wintertime.

1 Snowmobiling, we have -- we -- we, you know,
2 we have some snow parks going in right now and
3 Nelson sighting area. You know, I'd love to have
4 more up in the Teanaway area. I mean tourism, I'm
5 also president of chamber and tourism is -- is a
6 -- that's what Cle Elum thrives on is tourism, and
7 -- and snowmobiling is big. We've got to
8 increase, you know, the facilities that we have
9 out there for snow mobiliers, for hikers, for
10 horseback riders. There can be 70,000 -- 50 to
11 70,000 people, I understand, coming to the venues
12 at the horse park in just a matter of three years.
13 I mean, wouldn't it be great if all these people
14 could hop on their horse and take a ride in the
15 Teanaway or Nelson Sighting or whatever.

16 It's -- I think it's very important that we
17 have a plan up there that, you know, that
18 everybody and I'm sure it could be worked out and
19 the land could be made up of everybody's happy and
20 it makes sense. Thank you.

21 MS. NELSON: Violet Burke, I apologize I
22 forgot to call your name earlier.

23 MS. BURKE: I'm Violet Burke, I live in the
24 Teanaway just three miles up the road. I have
25 lived there for over 60 years, my husband's family

1 moved there before 1920. We have raised our
2 family there, we have enjoyed going -- we can
3 leave our yard and go as far as we would like to
4 go up that hill, but not -- only because we have
5 had good neighbors.

6 Boise Cascade, we pack -- we rented pasture
7 for over 30 years from Boise and run our cattle up
8 there. We have -- I have traded, I traded land
9 with them from across the river to join mine on
10 the other side of the road. We couldn't ask for
11 better neighbors, and neither could anyone else
12 who lives in the Teanaway because they have
13 allowed us to use their land, to recreate, to
14 hunt, to fish, and you have to be very grateful
15 for that.

16 I was raised on a farm and you did not go
17 through the fence and walk across another farmers
18 land unless you had permission. So, you know,
19 we're very, very lucky, and I just want to say
20 thanks.

21 MS. NELSON: Do I have another speaker over
22 there, great, thank you.

23 MR. TESKE: Mark Teske, T-E-S-K-E. I'm with
24 the Washington State Department of Fish and
25 Wildlife, and address 201 North Pearl. I'm used

1 to saying that.

2 I was unable to make the initial meeting and
3 I was just operating off of the public notice that
4 came out, it says that there's -- again and again
5 on the third and the 17th it -- your comments and
6 presentations. And I guess I'd like an
7 opportunity to give a presentation at an upcoming
8 meeting, possibly the next one or the one after
9 because it says presentations on each one, so --

10 MS. NELSON: (Inaudible.)

11 MR. TESKE: Okay. So, just from a, you
12 know, fish and wildlife standpoint you guys own
13 the fish and wildlife, everybody in here and we
14 manage it on your behalf to the best of our
15 ability.

16 And the Teanaway's a real special area as
17 far as fish and wildlife goes and I think that we
18 could -- I was hoping to be able to do a power
19 point of the area and talk about some of this
20 stuff. (Inaudible) and so if I could like get on
21 the agenda and coordinate that that would be
22 great. Thank you.

23 MS. NELSON: Did I have anybody else?

24 I'll look over here first. Anybody else who
25 wants to speak?

1 Gentleman over there.

2 MR. HOLMES: I'm Bill Holmes, I'm pretty new
3 to the valley. I have two issues I'd like to talk
4 to about today.

5 One is the solar reserve, I'd like to --
6 I've worked with solar panels in this state for
7 about 10 years and I'd like to see them put about
8 a 10,000,000 dollar bond up so if that doesn't
9 work out the way they'd like it to, they'd have a
10 bond to clean up their mess.

11 And the other issue I have that might not
12 make many friends is the cattle up in the valley,
13 I'd like to see it remain open range and I'm not
14 sure how everybody feels about what American
15 Timber's done with their ground up there but they
16 have made a world of grass and I'd like to see
17 them bring in about four times the animals to use
18 that grass instead of letting it burn up. Last
19 night in the thunder storms I was kind of worried
20 about how many fires would start up in that grass.

21 Excuse me, I'm kind of nervous but that was
22 two things. I'd like to see more cattle use that
23 grass up and then it'd help if we could have some
24 new growth, and I'm worried about that solar
25 power. Thanks.

1 MS. NELSON: I will -- I sense the solar
2 reserve came up, Mr. Holmes mentioned it. I --
3 that is a separate land-use application that the
4 county's in the process of reviewing right now.
5 The public notice for that if you don't live close
6 enough to get notice or haven't read the paper,
7 the notice was issued today for that solar reserve
8 farm. There's a 15-day comment period for the
9 conditional use permit and another 15 days after
10 that for the development agreement that's proposed
11 with it.

12 But if you have environmental comments, you
13 can submit your comments at the 15 day with a CUP,
14 conditional use permit, or with the development
15 agreement. So I want to point out that's kind of
16 a different process, but you're right it is also
17 within the area, doesn't necessarily need the
18 Teanaway Subarea Plan to go forward.

19 UNKNOWN: (Inaudible.)

20 MS. NELSON: For the solar --

21 UNKNOWN: (Inaudible.)

22 MS. NELSON: It's -- it's like any land use
23 permit, at this stage it's a notice of application
24 so you can submit notice comments on that notice
25 and then the county will do a SEPA review and

1 issue a threshold determination and set a hearing
2 in front of the board of adjustment at that time.

3 UNKNOWN: (Inaudible.)

4 MS. NELSON: There's a -- there is a public
5 hearing in front of the Board of Adjustment, the
6 tentative date their looking at is November 18th,
7 but that really all depends on the review.

8 UNKNOWN: (Inaudible.)

9 MS. NELSON: So what -- since I don't have
10 any other takers, you can, as I mentioned earlier,
11 sign up if you think you might want to speak at
12 one of the future meetings or like Mark if you and
13 your neighbors want to put some materials together
14 if you want to do a presentation or anything like
15 that, we can arrange to do that. We just need to
16 know what you need.

17 Tracy?

18 TRACY: And do you know what the
19 presentation is that American Land Company on the
20 next meeting. It's probably a lot of people that
21 want to come to that.

22 MS. NELSON: I would come back if I was you
23 but I'll let Wayne Schwamp from American Forest
24 Land Company to give you maybe a brief -- I --
25 I've understood they are going to make a 20 minute

1 presentation.

2 UNKNOWN: (Inaudible.)

3 MR. SCHWAMP: We'll be talking about the
4 same kinds of issues that you are, the things that
5 we see up there that are important to us and we'll
6 be getting into some detail about what our vision
7 is and -- and how it will be affecting the land
8 and the subarea plot -- process. So I encourage
9 you to come. It's -- we want -- we want a dialog,
10 we want give and take.

11 This has been very helpful to us to hear
12 your comments this evening and we will be
13 considering all of these types interests in the --
14 in the planning area and especially on our
15 property as we formulate this plan going forward.

16 Now, remember that when we make our initial
17 presentation, that's not the end of the process.
18 There's an additional public meeting for people to
19 comment and then there will be three meetings
20 after that where these -- the information not just
21 to us but what you've done and what you'll do
22 subsequently will be gathered together, presented
23 to you for feedback, dialog back and forth will be
24 three iterations of that before it's a -- we
25 finally come up with, we that is collectively come

1 up with what it is will be submitted to the
2 planning commission for their consideration.

3 So quick overview, I won't let anymore cats
4 out of the bag other than that. But encourage you
5 to be here to -- to participate in that
6 presentation.

7 MS. NELSON: What I'll do now is I'll turn
8 off the recorder but I'll still be here, Katy will
9 be here, James will be here, if you want to walk
10 around and if you've looked at the planning
11 principles and there's other things you want to
12 give to us or questions you want us to write down
13 just let us know. Thank you again for coming.

14 (End of requested transcript.)

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1 STATE OF WASHINGTON)

) ss: C E R T I F I C A T E

2 COUNTY OF WHATCOM)

3

4 I, BRANDI MARIE LEWIS, Notary Public in
5 and for the State of Washington do hereby certify;

6 That the foregoing is a true and correct
7 transcription of the audio recording taken on the date
8 and at the time and place as shown on page one hereto;

9 That I am not related to any of the
10 parties to this litigation and have no interest in the
11 outcome of said litigation;

12 Witness my hand and seal this 21st day
13 of September, 2009.

14

15

16

17 BRANDI MARIE LEWIS, NOTARY PUBLIC

18 IN AND FOR THE STATE OF

19 WASHINGTON, RESIDING AT

20 BELLINGHAM. NOTARY EXPIRE

21 MARCH 18, 2013.

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25