

From: Wayne Schwandt [mailto:wayne@wlsandassociates.com]

Sent: Tuesday, September 29, 2009 4:38 PM

To: 'teanawaysubarea@co.kittitas.wa.us'

Subject:

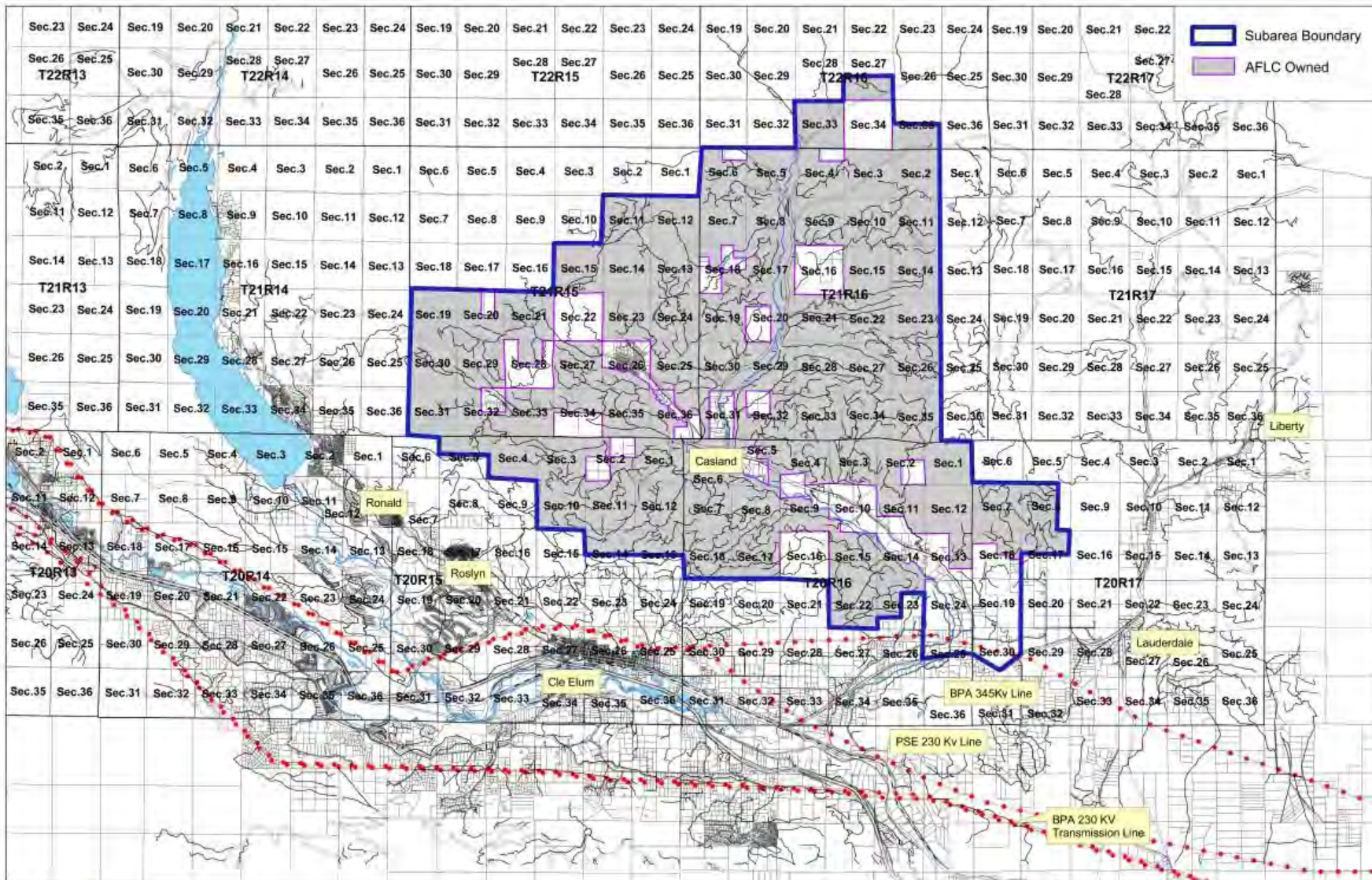
Good afternoon...

Here are three items for placement on the website for folks to review.

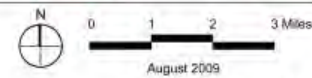
Thanks

Wayne

DOCUMENT 3



**Proposed Teanaway
Subarea Boundary
56,700 Acres**



S A S A K I



Teanaway Valley from Bible Rock

Goal of the Teanaway Subarea Plan (From Kittitas County Resolution)

- “The goal of the subarea plan is to promote a long-term plan that identifies and protects the important characteristics and identifies future uses for a majority of the study area:
 - In which open space, the natural landscape, and vegetation predominate over the built environment;
 - That fosters traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
 - That provides visual landscapes that are traditionally found in rural areas and communities;
 - That are compatible with the use of the land by wildlife and for fish and wildlife habitat; and
 - That reduces the inappropriate conversion of undeveloped land into sprawling, low-density development.”

“In achieving this goal, the planning process established by the County will consider the full complement of tools available under the Growth Management Act (both rural and urban) to meet the competing needs and interests in the area and the goal noted above, including new or modified rural zones, limited areas of more intensive rural development (LAMIRDS), clustered rural development, overlays addressing opportunities for energy facilities, master planned resorts and fully contained communities.”

Teanaway Planning Principles

#1 Environmental Stewardship

#2 Community Benefits

#3 Economic Vitality

Principle #1: Environmental Stewardship

Summary of public comments from Open House on August 20, 2009

- Preserve open space and forest for the long-term (WDNR or Nature Conservancy to purchase land?) this land from current owner (8)
- Preserve wildlife habitat and corridors (8)
- Environmental restoration (especially steelhead, trout, and salmon) and preservation including wide riparian buffers/setbacks (8)
- Maintain stream flows and protect water rights, also for downstream irrigators and ranches (5)
- Fire safety - remote buildings not accessible for Fire Dept and forest should be maintained to be “fire safe.” (3)
- Preserve access for hunting, fishing, hiking, and horseback riding (3)
- Protect sandstone formations (2)
- Elk calving - add to critical areas map around Whiel Rd. (2)
- De-certify spotted owl circles; let AFLC manage their forest (2)
- Protect water quality (2)
- Log out spruce bud worm damage before complete timber loss or fire comes through (2)
- Protect steep (and non-steep!) slopes through erosion control (2)
- Preserve views (2)
- Maintain healthy forests (2)
- Minimize infrastructure impact
- Recreation near major cities
- Landscape scale natural resource management across landownership boundaries; more effective with partnerships of large landowners

Principle #2: Community Benefits

Summary of public comments from Open House on August 20, 2009

- Impacts to roads? Teanaway Road shouldn't be widened or straightened (5)
- Public access
 - Equestrian trails, horse camping, and trailhead parking (5)
 - Hunting (5)
 - Fishing, camping, and hiking (4)
 - Snowmobiles (4)
 - Winter sports (2)
 - Maintain access to USFS lands up gradient
- Water (prevent development without water source); limit well drilling – what will be the effect on water table? Current water rights could be affected (3)
- Maintain farming (3)
- Maintain/enhance open spaces
- Maintain/enhance recreation amenities
- Affordable housing/housing diversity - (Response: no! no more housing needed here!)
- Teanaway Road, North, middle & west Forks should all be dead end roads as they are now
- Need to provide better snowplowing
- If Nature Conservancy gets to pay taxes, there will be more revenues for public services and schools
- Protect rural character and culture of the Teanaway Valley

Principle #3: Economic Vitality

Summary of public comments from Open House on August 20, 2009

- Limit population growth; worried about too much growth; concerned about poorly planning growth (2)
- Protect watershed that supplies water to irrigation and stock water needs downstream (2)
- Maintain/enhance fisheries and fishing recreation (2)
- Maintain respect for private property rights
- Create career-oriented jobs
- Create forest wildlife oriented careers
- Maintain/enhance farming
- Maintain/enhance recreation economy
- Water
- Abandon Northern Spotted Owl Circles; let AFLC manage their forest land
- Continue harvesting timber
- Recognize values generated through new forest product, i.e., biomass which will produce jobs and energy; forget old school forest harvesting
- Maintain viability of ranching and farming
- Maintain recreation access and use
- Cross country ski trails

Decline of the Timber Industry

Quote from the Mason/Lippke Report – September 2009

“Kittitas has experienced the most dramatic declines in annual timber harvest volume of the central Washington counties. From 1985 to present, timber harvest in Kittitas County dropped by 94 percent. Reductions in timber excise tax distributions to Kittitas County have been similarly dramatic. Kittitas County is also experiencing the worst forest health declines of the three-county area.”

Decline of the Timber Industry

Quote from the Mason Report – September 2009

“Kittitas, however, is experiencing uniquely rapid population growth (16.8 percent from 2000-2008); close to three times that of Yakima and Klickitat, twice that of King County, and a third again the average rate for Washington State. Close proximity to Seattle has meant increased recreational use, transient residencies, and land use conflicts; especially along the Interstate 90 corridor (Card 2003).”

Decline of the Timber Industry Highlights from the Mason/Lippke Report – September 2009

- “We conclude that the effective end of commercial forestry in Kittitas County has arrived. Combined with rapid population growth, burgeoning recreational demand, extensive public ownership, and chronic forest health problems these circumstances will require a creative response as compared to the more stable circumstances that we find in Yakima and Klickitat Counties. Further, the urgency of strategic response is pressing given wide spread forest mortality and the consequent imminent threat of catastrophic forest fire.”
- Timber industry support has gone
 - 10 eastside commercial sawmills in 1990, 1 remains
 - Located in Bingen along Columbia River 184 miles from Teanaway
 - Skilled labor is disappearing and is not be replaced from the current generation
 - In Washington State 10,000 timber-related jobs have been lost since 1988
 - Don Meseck, a state Employment Security economist put it succinctly, “The trend is for slow, steady decline in employment in the wood-products industry. Those jobs are gone and they’re probably not coming back.” (Hoang 2006).
- “Given current circumstances in Kittitas County, planned residential and recreational Development...may ultimately be what is needed to create forest asset values that can summon investments to save large acreages of private forest.”

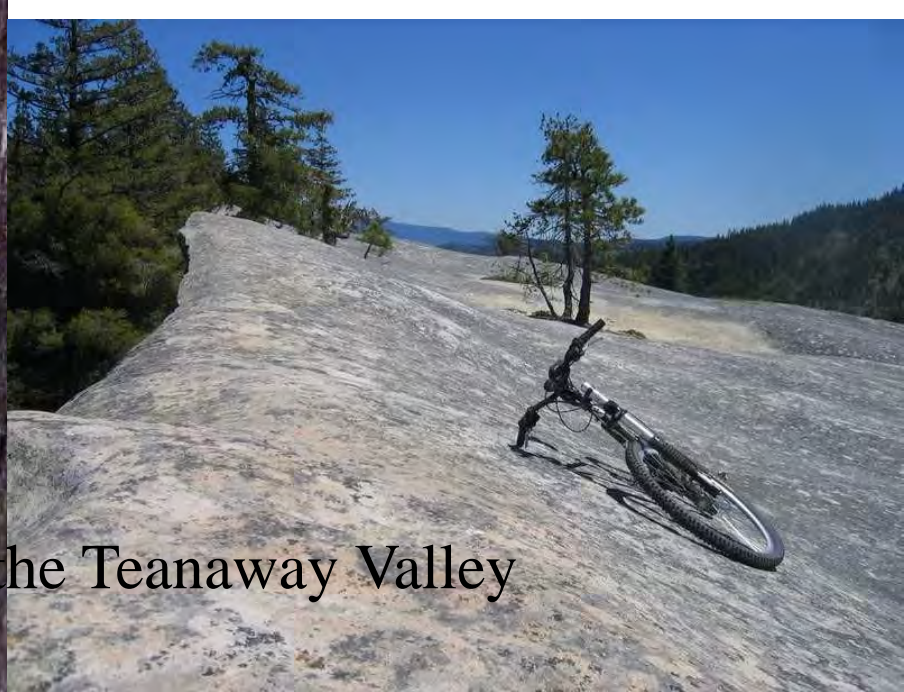
Recreation Images from the Teanaway Valley

BOULDER DEROUX TRAIL NO. 1392

M. FORK TEANAWAY SPUR

GALLAGHER HEAD LAKE





Recreation Images from the Teanaway Valley

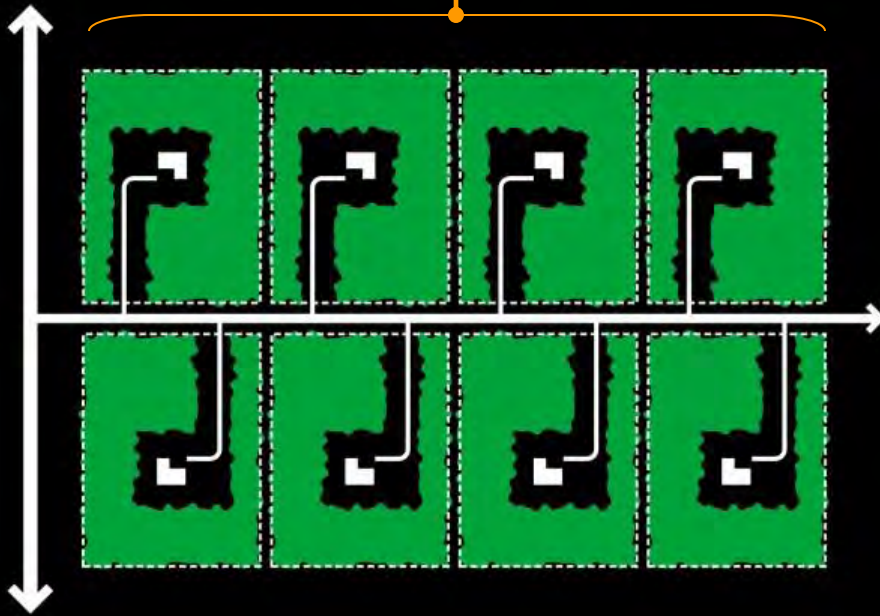
Recreation Images from the Teanaway Valley



Teaway Campground

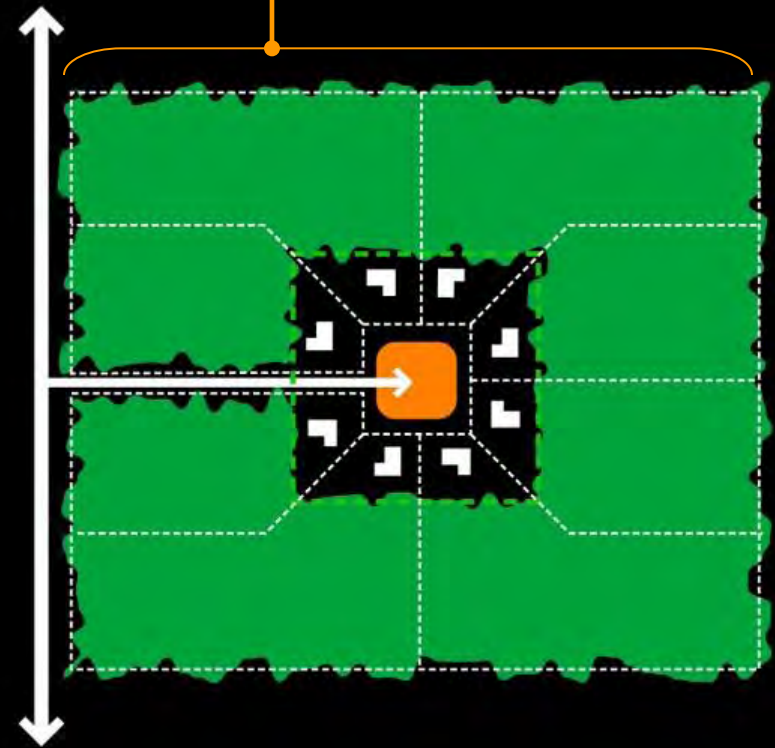


8 DUs subdivision
160 acres



- loss of natural habitat
- high development costs
- isolated pattern of development

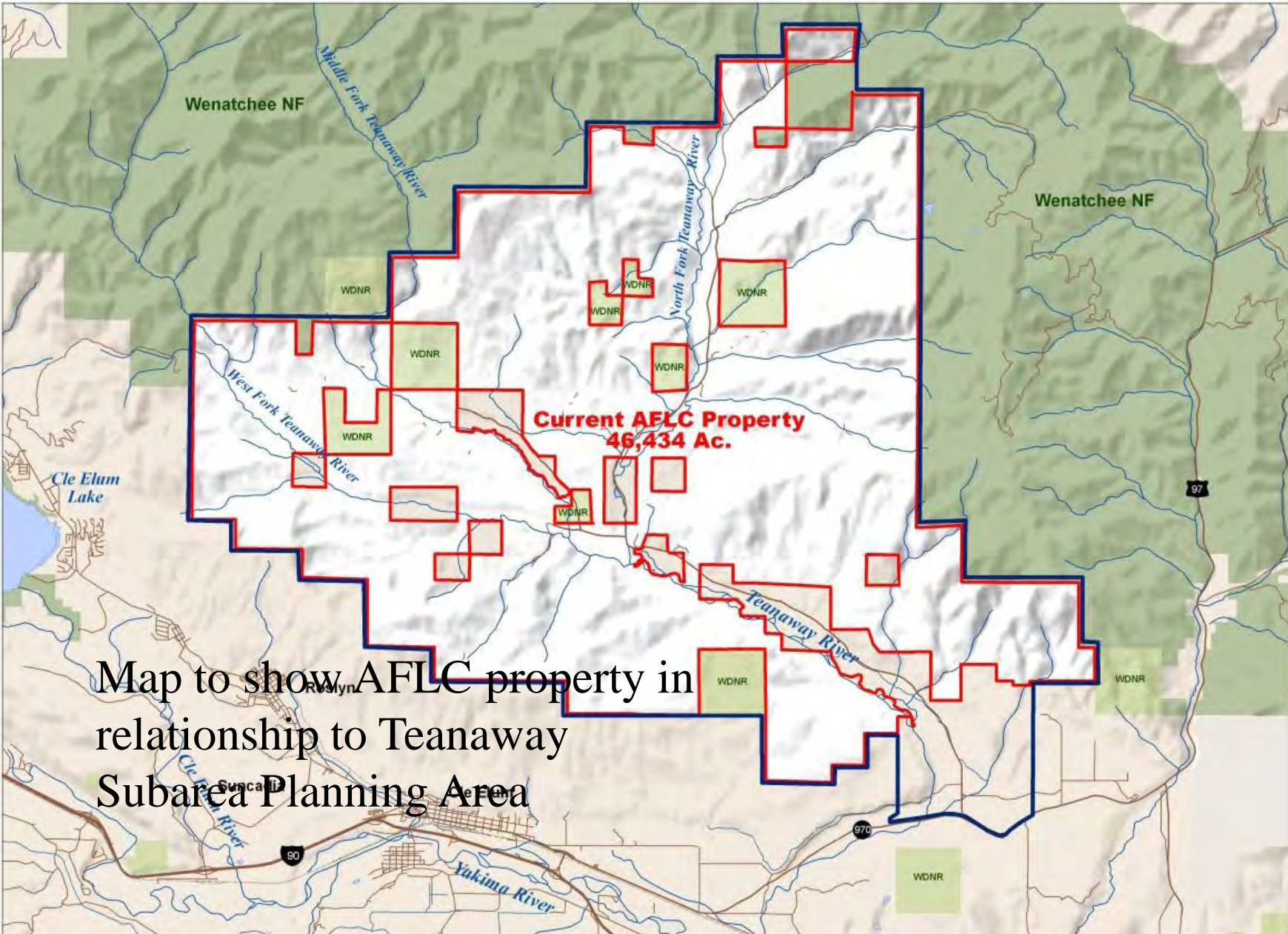
8 DUs eco-cluster
160 acres



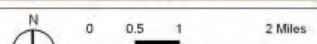
- preservation of natural habitat
- lower development costs
- potential for shared resources



Example of rural sprawl



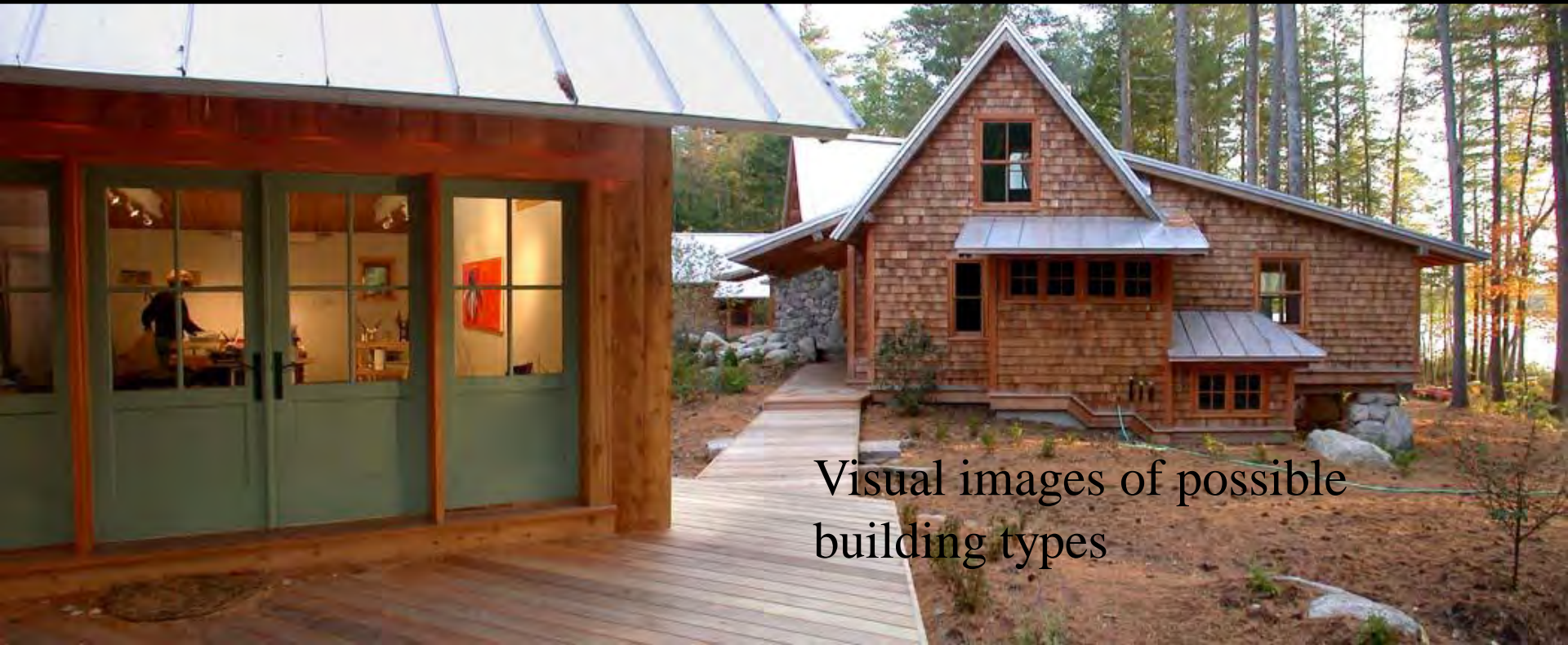
Map to show AFLC property in relationship to Teanaway Subarea Planning Area



North Fork, Teanaway River

Photo to emphasize the importance of the Teanaway River riparian zone.





Visual images of possible building types

Living Machine: Sanitary Wastewater Treatment



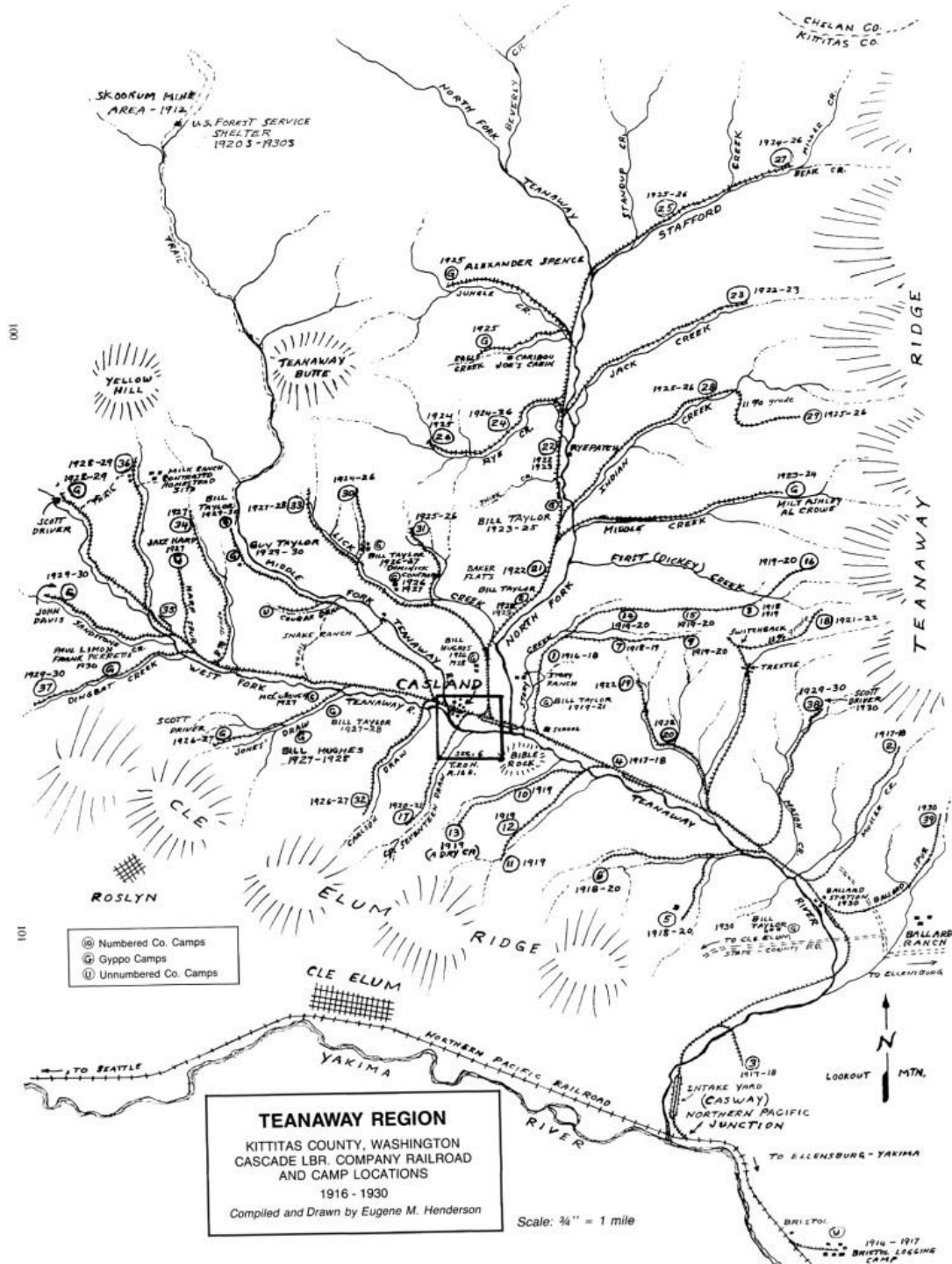
Picture of possible wastewater treatment technology utilizing man-made wetlands treating to human contact standards.



CASLAND TOWN 1903-1936



Teanaway Valley showing railroads, logging camps and Casland



Casland, Washington 1936

