

From: [Carla Thomas](#)
To: [Laura Osiadacz](#)
Cc: [Jeff Hutchinson](#); [Jamey Ayling](#); [Chad Bala](#); jrehberger@cascadialaw.com; [Thomas Carla](#); [Baker Amber](#); [Brett Wachsmith](#)
Subject: Re: Gibson Rezone (RZ-24-00001)
Date: Monday, August 26, 2024 12:19:18 PM
Attachments: [image001.png](#)

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After reviewing the rezoning request and the letter from Jeff Hutchinson.

I also don't necessarily disagree with the rezoning request.

The points Jeff Hutchinson made in his letter to you, details the future concerns and confusing issues to required process, for establishing permitted mining operations in Kittitas County.

If you recall the Gibson's set up a rock crushing operation on the Owens property off Bettas Road recently without going through the proper permitting process for rock crushing. The rock crushing site had to be terminated by the county, for lack of following the proper process for permitting of such activity.

I've been through this permitting process in working with Ellensburg Cement in the past. Mineral lands of long-term significance is one of the qualifying factors considered as well.

I would appreciate clarification from the county commissioners regard to rezone request and the process being considered for establishing a mining operation.

In talking to other individuals with similar mining operations in Kittitas County, we've all had to go through the same SEPA process to establish mining operations of different kinds on our properties.

I would also requested this communication be added as Laura indicated to the record.

Look forward to hearing more information from the county commissioners, in this matter.

Thank You,
Carla Thomas
Z Bar Ranch LLC
Clthomas@fairpoint.net
(509) 899-1540

Sent from my iPhone

On Aug 26, 2024, at 10:53 AM, Laura Osiadacz <laura.osiadacz@co.kittitas.wa.us> wrote:

Can we make sure this makes it into the record? Thank you!!

Laura Osiadacz (*Oh-shaw-dis*)
Commissioner District #2
205 W 5th Ave. Ste. 108
Ellensburg, WA 98926-2887

Office: 509.962.7508
Fax: 509.962.7679

From: Jeff Hutchinson <Jeff@ellensburgcement.com>
Sent: Wednesday, August 21, 2024 8:06 AM
To: Cory Wright <cory.wright@co.kittitas.wa.us>; Laura Osiadacz <laura.osiadacz@co.kittitas.wa.us>; Brett Wachsmith <brett.wachsmith.co@co.kittitas.wa.us>; Kittitas County Commissioners Office <bocc@co.kittitas.wa.us>
Cc: jrehberger@cascadialaw.com; clthomas@fairpoint.net
Subject: Gibson Rezone (RZ-24-00001)

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Jamey Ayling, Cory Wright, Laura Osiadacz, Brett Wachsmith,

I am concerned that this rezone is being processed through the 2024 Annual Comprehensive Plan Docket Process as opposed to the normal SEPA review process which is much more comprehensive and allows for a more robust public comment period. That is the process we have always been required to adhere to when attempting to rezone our properties. It seems unfair that Kristin Gibson (Owner) can circumvent those normal channels by utilizing what appears to be a loophole in the rezoning process.

I am not necessarily opposed to the rezoning of this property. However, I feel it is important for the public to know that the actual reason for this rezone is to allow the

Gibson family to operate their rock crushing operation at that site (which is not allowed under the current Ag-20 zoning). The neighbors of this particular property should be made aware of this fact because rock crushing can have negative ramifications that if not properly mitigated will impact the peaceful enjoyment of their homes and properties. Also, without proper mitigation there is the potential for dust storms and visibility problems. Dust mitigation requires water and according to the legal notice "the subject site lacks water sources" so not sure how that will be accomplished. In addition, if not mitigated properly, it may drive down the property values in the area and the ability to resell said properties having a rock crushing operation at that location. There will also be a huge increase in truck and equipment traffic in that area and throughout the City of Kittitas.

Under a normal SEPA review process the neighboring property owners would have the opportunity to protest the rezoning and request such concessions as:

1. Limits to the hours of operation for the rock crushing operation.
2. Limits to when, where and during what hours trucks and heavy equipment could be on the County roads surrounding the rezone site.
3. Requiring that dust mitigation measures be put into place (again, this would be difficult considering that requires water and this application states that part of the reason for the rezone is a "lack of water sources").

Please note, if this is going to be a loophole that you allow this applicant to exploit, we have 1,000's of acres we would like to rezone using this same process. I don't think this is a precedence that you want to set with regards to bypassing the proper channels for the rezoning of property in this County.

I know that a letter was sent out to the neighboring property owners and saw the notice in the newspaper stating that written comments could be submitted but neither stated the true reason for the rezone request (or at least a statement of what would be allowed under the new zoning). If you decide to allow this application to continue being processed through this loophole, I feel it is important that revised letters and legal notices go out stating the true nature of the rezone request. Otherwise, the average citizen wouldn't have a clue how this rezone would negatively impact their lives and property values moving forward.

Thank you,

Jeff Hutchinson

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