

Exhibit 1

Tua Vang

From: Michelle Carrell <4carrells@gmail.com>
Sent: Monday, August 16, 2021 4:00 PM
To: Long Range Planning
Subject: Case #s LRN2021-00001/SEP2021-00010 - Town of Naches Emergency Urban Growth Area Amendment

.....
CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.
.....

To Whom It May Concern:

We are opposed to the proposed UGA Map Amendment to the Future Land Use Map of Horizon 2040 and Title 19 Official Zoning Map for the Town of Naches.

The road traffic on the Old Naches Highway already is extremely high, and sees a large amount of agricultural traffic. To add more traffic to this road for residential use would, in our opinion, be extremely hazardous.

Additionally, the Town of Naches does not have enough law enforcement service to provide the town with adequate service as it now stands. Adding additional residences that would require more law enforcement service when none is available from the county is an unreasonable burden on already stretched services from the county law enforcement agency.

As stated above, we oppose any further development in this area.

Sincerely,

Dennis and Michelle Carrell

From: ggrow475@gmail.com
Sent: Friday, August 13, 2021 12:00 PM
To: Long Range Planning
Subject: emergency uga for the town of naches.. case number lrm2021-00001/sept2021-00010

AUG 13 2021

Lisa Matt David Tommy
Harold Carmen Jacob

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

First of all, I would like to thank you for the opportunity to comment on the so called EMERGENCY associated with this proposal. I am concerned that the emergency classification is not justified. I am very familiar with environmental analysis and assessments as I used to do in conjunction with my job. A Normal period for analysis is at least 90 days and all who are effected are sent a notification . Apparently you only sent letters to people who live with 300 ft. of the proposal and I would submit that all people in the general Naches area could be effected and you would not know that unless they were notified and they had adequate time to respond.

Here are some of my concerns as a property owner who lives directly adjacent to one of the parcels and someone who has lived here since 1974: 1) being able to farm as usual, which includes spraying my fruit trees. 2) The possible reduction of available water in the aquifer that my well gets its water from. 3) Noise pollution from increased use of the area. 4) Increased traffic on an older country road that is narrow and already has increased 10 fold since we moved here. 5) The loss of the country setting that we moved here to enjoy. 6) The loss of our view that we cherish. 7) Possible increase in our property taxes if expensive homes or businesses are constructed next to our property. 8) Possible decrease in our property value when potential buyers want a country setting. 9) the possible conflict with respect to irrigation water supply and delivery. I could go on, but I think you get the idea that you have not done your job by letting the city try to go through with an emergency UGA when there is over 80 acres available within the current UGA 's boundary. Please, do your job correctly as I do not think that you cannot make an emergency decision correctly especially when there is no emergency.. There is no fire at the back door! Gale and Carroll Grow 9050 Old Naches Hwy.

From: Chad Christopherson <cdchristo5150@gmail.com> **AUG 11 2021**
Sent: Thursday, August 12, 2021 11:23 AM
To: Long Range Planning **Lisa** **Matt** **David** **Tommy**
Subject: Re: LRN2021-00001/SEP2021-00010- Town of Naches Emergency. **Harold** **Carmen** **Jacob**

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Tua,

Thank you for the reply. I found the information I was looking for on the link and looked up the affected parcels. I am over off of Allan Rd, probably outside of the 300 feet, but well within the area that this affects. Other decisions that the County has made regarding the Caton Landfill have greatly negatively affected this area already. Truck traffic to the landfill has increased huge and our roads are falling apart. Recreation is huge on the Old Naches Highway on both ends of town that this will affect as well. Cycling, Running, Walking and children on bikes have all and will be affected

My Address is: 120 Legendary Ln, Naches, WA. 98937

Chad Christopherson

On Thu, Aug 12, 2021 at 8:12 AM Long Range Planning <longrangeplanning@co.yakima.wa.us> wrote:

Hi Chad,

Please use <https://www.yakimacounty.us/923/Planning-Commission> to obtain the documents. Scroll down to the August 11, Regular Meeting Agenda to download and view the Staff Report and SEPA checklist.

The first comment period ends on the 8/16. A hearing with the Planning Commission is tentatively scheduled for September 8th. If you are a neighbor within 300 feet of the subject properties you will get a notice in the mail. If not, please provide your home address and I will make sure that you get notified. Another opportunity will be the final hearing with the Board of Yakima County Commissioners which will be scheduled at a later date pending the outcome of the Planning Commission hearing.

Let me know if you have any more questions.

Sincerely,

Tua Vang

Senior Project Planner

Long Range Planning Division

Yakima County Public Services

(509) 574-2300 Phone

(509) 574-2301 Fax

tua.vang@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 – Public Records Act).

From: Chad Christopherson <cdchristo5150@gmail.com>
Sent: Wednesday, August 11, 2021 11:48 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: LRN2021-00001/SEP2021-00010- Town of Naches Emergency.

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello,

I am writing about this expansion of Naches. I would like more information about this and where do I find it? I have heard from many neighbors, but I am trying to see what this is all about and I heard I need to have something to you by the 16th to be heard. Please send me the link about what the plan is so I can be informed.

Thank You.

Chad Christopherson

8-16-20 21

Public Services (M)

AUG 17 2021

Usa Matt David Tommy
Harold Carmen Jacob

Yakima County
Environment review Board
Planning Commission

Longrange planning
Fax 509 574-2301

from
Hank Richards D+D
41 Summers Rd
Naches, WA 98937

1 page following

8-16-2021

To Whom it May Concern:

I'm writing about Tax
Parcel #'s 171533-43005, 171404-12404,
171404-12403, 171404-12402, 171404-12401,
171403-42004, 171403-42005 and
171403-4203.

There is no need of Town of Naches
Emergency Urban Growth Area
Amendment. Case #

LRN2021-00001/Sept2021-00010 at this
time.

Naches has around 70 acres
ready to be developed for the
City of Naches. There is no
emergency at this time.

I object to having new
acres + property put into
action at this time or in the
near future.

We already have enough
acres for future development.

Sincerely
Dee Buck

Diana Dee Buck
41 Simmons Rd
Naches, WA 98937

Home 509-653-2238
Cell 509-949-5040

Email tiguende@Hot.com

August 11, 2021

To whom it may concern;

I own parcel 171403-31014 and parcel number 171403-43001 which is adjacent to parcel 171403-42023 and 42005-42004. I am opposed to the emergency UGA update. I see no emergency as there are roughly 70 acres in the growth management area currently around Naches which could be used for housing development.

This proposed property to be added is prime agricultural property and should not be taken out of agricultural use and put into housing development. A housing development would not be suitable with surrounding orchards and farming areas adjoining the property. We moved here 48 years ago to get into a rural environment where we could farm and enjoy the wildlife in the area. We want to maintain this lifestyle and feel a housing development would be inconsistent with the farming in the area.

I feel the land in the current growth management area should be filled before any new land should be annexed to the growth management area and definitely see no emergency at this time. A housing development would not be consistent with spraying and other operations necessary in orcharding and the raising of other crop production in the area. We all like living in a quiet rural setting.

I would appreciate it if you would provide me with staff reports and a copy of your environmental review.

Sincerely,



Kailan Dunn Sr.

441 Kerl Lowry Road

Naches, WA. 98937

Karlton Dunn Sr.
1441 Kelloway Rd
Naches, Wa 98937



USA FIRST-CLASS FOREVER

Tua Vang
yakima County planning division
128 N. 2nd St.
4th floor Courthouse
yakima, wa 98901

98901\$2639 C001

From: Kailan Dunn <kailan@hrspinner.com>
Sent: Friday, August 13, 2021 9:54 AM
To: Long Range Planning
Cc: Kailan Dunn
Subject: Re: Comments regarding emergency Naches growth management area amendment

AUG 13 2021

Lisa Matt David Tommy
Harold Carmen Jacob

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you! I made one mistake that I would like to add to my comments. My parcel where I have an orchard and cattle are adjacent to the subject parcel. It would make it more difficult to farm with the development next door. Thank you!

Sent from my iPhone

> On Aug 13, 2021, at 9:09 AM, Long Range Planning <longrangeplanning@co.yakima.wa.us> wrote:
>
> Hi Kailan,
>
> Your attached comment has been received and will also be added to the record. I have attached the "draft" staff report and SEPA checklist as requested.
>
> You can also use <https://www.yakimacounty.us/923/Planning-Commission> to view or download files and updates about the amendment. Scroll down to the August 11, Regular Meeting Agenda to download and view the Staff Report and SEPA checklist. Let me know if you have any more questions.
>
> Tua Vang
> Senior Project Planner
> Long Range Planning Division
> Yakima County Public Services
> (509) 574-2300 Phone
> (509) 574-2301 Fax
> tua.vang@co.yakima.wa.us<<mailto:tua.vang@co.yakima.wa.us>>
>
> This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 – Public Records Act).
>
>
>
> From: Kailan Dunn <kailan@hrspinner.com>
> Sent: Thursday, August 12, 2021 8:23 PM
> To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
> Cc: Kailan Dunn <kailandunn@yahoo.com>
> Subject: Comments regarding emergency Naches growth management area
> amendment
>

> CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

>

> Good evening,

>

> The attached letter is in response to the town of Naches emergency urban growth area amendment. Please let me know if you have any questions.

>

> Kailan Dunn | Sales | O: 509.453.9111<tel:509.453.9111> | C:

> 509.833.1845<tel:509.833.1845> [cid:image001.png@01D79021.F6959E40]

>

August 12, 2021

To whom it may concern;

I own parcel 171403-44406,44407 and parcel number 171403-44404 which are close to parcel 171403-42023 and 42005-42004. I am opposed to the emergency UGA update. I see no emergency as there are roughly 70 acres in the growth management area currently around Naches which could be used for housing development.

This proposed property to be added is prime agricultural property and should not be taken out of agricultural use and put into housing development. A housing development would not be suitable with surrounding orchards and farming areas adjoining the property. I grew up next to these parcels and my wife and I moved back to the area 9 years ago to raise our two daughters on a farm and in the country. We appreciate the wildlife in the area as well. We want to maintain this lifestyle and feel a housing development would be inconsistent with the farming in the area.

I feel the land in the current growth management area should be filled before any new land should be annexed to the growth management area and definitely see no emergency at this time. A housing development would not be consistent with spraying and other operations necessary in orcharding and the raising of other crop production in the area. We all like living in a quiet rural setting.

I would appreciate it if you would provide me with staff reports and a copy of your environmental review.

Sincerely,

Kailan Dunn Jr.

550 Allan Road

Naches, WA 98937

Tua Vang

From: Christine Rictor <christinerictor@gmail.com>
Sent: Monday, August 16, 2021 4:01 PM
To: Long Range Planning
Subject: Case numbers: LRN2021-00001/SEP2021-00010 Town of Naches Emergency Urban Growth Area Amendment
Attachments: City of Naches Urban Growth Finney.docx

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Please see attached.

Respectfully,

Albert J. Finney

fyrdrgon@gmail.com

August 16th, 2021

Dear Yakima County Planning Division,

Re: Case numbers LRN2021-00001/SEP2021-00010 Town of Naches Emergency
Urban Growth Area Amendment

I disagree with the intended emergency annexation.

It is not necessary nor beneficial to the community. I currently have land that will be going on the market at some point in the not very distant future. The proposed action bypasses the option to annex Finny property and as a result would force neighboring properties to be entered into the city against their will; the owners of the adjacent parcels are long-time friends and fellow farmers with which there is a mutual trust and respect. It's critical their voices are heard.

My intention in writing is to preserve our properties, way of life, unnecessary roads, and to avoid reclassification and as a result potential tax increases.

Respectfully,

Albert J. Finney

Respectfully,

Albert Finney

From: tlcoug@aol.com
Sent: Sunday, August 15, 2021 8:26 PM
To: Long Range Planning
Subject: Case #lrn2021-00001/sep2021-00010

AUG 16 2021

Lisa Matt David Tommy
Harold Carmen Jacob

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Planning commission:

First off I want address the lack of need to expand the UGA in the town of Naches. There are currently over 80 acres that sit within the towns current UGA. Over 1/3 of that land is currently already annexed into the city. These numbers do not reflect any kind of an emergency at all. Just because a developer likes land outside of the current boundaries should in no way allow them to annex and build as they desire.

We have farmed for over 50 in the Naches area. We have orchard land that is directly adjacent to 3 of the proposed parcels. The immediate impact it would have on my operations would make it extremely difficult to continue as we have in a rural setting. The city of Naches currently allows buildings within 15 ft of the property line. This would make it nearly impossible to continue with my normal daily operations if you allow this agricultural land to be developed. There are plenty of other options for the town to expand if someone desires.

If you truly look at the amount of land currently available it is quite obvious that there is no need to expand our UGA any time soon. I urge you to deny any and all expansion at this time. We do not need to take away more agricultural land at this time. Thank you for addressing this very serious matter.

Sincerely, Todd Huck
Huck Orchards

Sent from the all new AOL app for Android

From: Christine Rictor <christinerictor@gmail.com>
Sent: Monday, August 16, 2021 11:25 AM
To: Long Range Planning
Subject: Case numbers: LRN2021-00001/SEP2021-00010 Town of Naches Emergency Urban
Growth Area Amendment
Attachments: City of Naches Urban Growth Final.docx

AUG 16 2021
Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Please see attached.

Respectfully,

Jonathan L. Thompson

509-949-5485

August 16th, 2021

Re: Case numbers: LRN2021-00001/SEP2021-00010 Town of Naches Emergency Urban Growth Area
Amendment

Dear Yakima County Planning Commission,

I am writing to argue against the proposal for an emergency annexation.

I see a number of issues with this proposal. The cemetery is centered in the middle of the proposed housing development and potential long-term construction would be very disrespectful to the families of this community and the people buried there. The site is well-over a hundred years old and the construction of a housing development will detract from its character. This is a place where families gather to bury, mourn, and celebrate their loved ones and allowing it to be next to an active construction site for the foreseeable future is wrong; especially when there are plenty of other potential locations.

My understanding is that non-farmable, or otherwise inferior land, must be chosen before higher-quality agricultural land. The parcels in question are currently able to be farmed and are already equipped with underground irrigation. In addition, there is currently land closer to the sewage treatment plant within the bounds of identified urban growth areas, which does not seem to have been considered.

There is not a shortage of buildable land within the existing boundaries. There has obviously been some effort to find any possible reason to exclude all other currently available land in order to create an "emergency" situation.

I ask the Yakima County Planning Commission to deny this proposal due to lack of necessity and the benefit of the community.

Respectfully,

Jonathan L. Thompson, Thompson's Farms LLC

AUG 16 2021

Lisa Matt David Tommy
Harold Carmen Jacob

August 13, 2021

Yakima County Public Services: Planning Division

Attn: Tua Vang

128 N. 2nd St., 4th Floor Courthouse

Yakima, WA 98901

RE: Case Numbers: LRN2021-00001/SEP2021-0010 Town of Naches Emergency Urban Growth Area Amendment

Notice of Environmental Review and Notice of Future Public Hearing

We are writing this letter in response to a notice of a proposal to the Future Land Use Map of Horizon 2040 and Title 19 Official Zoning Map. Our parcel # is 171404-12404 and we have 9.98 acres of land in ag zoning. We purchased this acreage because it was close to town but it also allows us to farm and have farm animals. We have recently completed a short subdivision of our property where we created a 2-lot subdivision. Lot 1 (1 acre) which has the existing residence and will remain on Town of Naches water and its individual septic system. Lot 2 (8.98 acres) which will utilize an individual well and septic system. We are planning to build our personal residence on this property and farm the land.

We want our 9.98 acres to stay in ag zoning.

We do not wish to switch to R1 Residential zoning at this time.

If you have any questions, we can be reached at 509-952-0302.

Thank you,

Stacy and Ryanne Mills

10381 Old Naches Hwy

Naches, WA 98937

Mills

10381 Old Naches Hwy
Naches WA 98931

CERTIFIED MAIL®



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AUG 16 2021

PW ACCOUNT

Yakima County Public Services
128 N 2nd St 4th Floor Courthouse
Yakima WA 98901

Attn: Tua Vang

98901\$2639 CO01



From: Ryann Mills <rymills2015@gmail.com>
Sent: Saturday, August 14, 2021 5:38 PM
To: Long Range Planning
Subject: Comment on Naches UGA Map Amendment

AUG 16 2021

Lisa Matt David Tommy
Harold Carmen Jacob

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

RE: Case Numbers: LRN2021-00001/SEP2021-0010 Town of Naches Emergency Urban Growth Area Amendment

Notice of Environmental Review and Notice of Future Public Hearing

We are writing this letter in response to a notice of a proposal to the Future Land Use Map of Horizon 2040 and Title 19 Official Zoning Map. Our parcel # is 171404-12404 and we have 9.98 acres of land in ag zoning. We purchased this acreage because it was close to town but it also allows us to farm and have farm animals. We have recently completed a short subdivision of our property where we created a 2-lot subdivision. Lot 1 (1 acre) which has the existing residence and will remain on the Town of Naches water and its individual septic system. Lot 2 (8.98 acres) which will utilize an individual well and septic system. We are planning to build our personal residence on this property and farm the land.

We want our 9.98 acres to stay in ag zoning.

We do not wish to switch to R1 Residential zoning at this time.

If you have any questions, we can be reached at 509-952-0302.

Thank you, Stacy and Ryanne Mills

10381 Old Naches Hwy, Naches, WA 98937

From: Connor Phelps <connorlee151@gmail.com>
Sent: Wednesday, August 11, 2021 7:04 PM
To: Tua Vang
Subject: Naches expansion

AUG 11 2021

Lisa Matt David Tommy
Harold Carmen Jacob

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

I have lived in Naches my whole life my family has been here for over 100 years. No one in the town wants this to happen except for a couple money hungry people. These people are going to ruin a small town where everyone knows everyone. Having this pass would cause more traffic on already busy roads, ruin the agricultural Naches is known for, increase crime, and make it no longer a small family friendly town. Please do your part in helping preserve the small towns.



From: Roxanne Thompson <rxnnthmpsn@gmail.com> **AUG 16 2021**
Sent: Monday, August 16, 2021 10:26 AM
To: Long Range Planning **Lisa** **Matt** **David** **Tommy**
Subject: Response to case# LRN2021-00001/SEP2021-00010 **Harold** **Carmen** **Jacob**

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

To whom it may concern (Tua Vang, Senior planner at Yakima Co Public Services, Planning Division:

I am Roxanne Thompson and I reside at 9131 Old Naches Hwy, which is across the street from Parcel # 171403-42004 which belongs to Mr. Dunn. My family received the notice regarding proposed UGA Map Amendment to Future Land Use. Here is my personal response.

Reviewing the Land Capacity Analysis indicates there are 41 acres of vacant residential zoned land within Town of Naches. It appears 20.4 acres is flood plain constrained which as I understand means it can be developed for housing but within certain limitations; so it is considered useable. Based on this alone, there is adequate acreage within town limits for new housing.

As there is adequate land available within city limits, I do not understand how this current proposal can be considered Emergency.

This proposal is based on anticipated population growth. After investigation, I discovered that Naches is actually anticipated to have a decline in population by 2040 (Yakima County's 2017 Review of UGAs, 10/14/2015). If that is the case, why are we attempting to rezone Agricultural land when adequate Residential zones are available for development within Town limits?

The Emergency Amendment states there is no suitable alternative site. Again, I refer back to the 41 acres of residential zoned land within Town. I understand building on flood plain constrained lots is not ideal, but people do it.

The proposed action is to turn the above mentioned parcel into housing. It would seem that such prime agricultural land should remain agricultural. It has been growing fruit for years. It is fully irrigated. It is far easier to turn a lot into a housing than turn a lot into a farm. That land has been in his family for years. If it is rezoned, Mr. Dunn will not be able to farm; his children will not be able to continue their family tradition of farming. I know the lot is currently cleared, but any farmer knows that it could be for a number of reasons including allowing the land to rest or preparing for a new crop.

I also understand this Jeff Ranger who submitted a report stating this proposal is an emergency is connected to a property that was redeveloped into a subdivision of duplexes and single family homes. This appears to be a significant conflict of interest. Of course a person who could benefit financially would declare this to be an emergency. It would appear to be similar to a physician prescribing a specific medicine because he/she gets some sort of bonus from pharmaceutical company for each new prescription; this practice in the medical field is illegal. I find it sad that such a similar situation has appeared here in Naches regarding land management.

This town was originally a farming town. As it developed, farms remained on the outskirts as the center of town became more for single families that work beyond their homes/property. My family has been on this property since late 1800s.

We have always seen farms around us. Even the properties that were sold and bought within the last 10-15 years retained that farm aura as evidenced by continuing small orchards and growing alfalfa.

There are other areas that can be developed residentially in town. In fact, there are other areas that can be developed within the county. Changing that parcel to residential will substantially increase property taxes. It is also quite likely to increase crime, including theft and property damage. Even in my time growing up here (moved here in 1981) there has been more crime in the last 10 years including breaking into cars, vandalism, and theft. There is an increase in people in the area of questionable motives. This is likely to an increase in such people in the city of Yakima and the increased ease of traveling between the two towns including the walking path. I have met people that confirm they use that path to travel between Naches and Yakima instead of driving. And yet, with all this, you propose bringing in MORE people to exacerbate these issues.

My understanding is the next review was originally scheduled in 2026 but someone has decided it is an emergency now to rezone property to create new homes. There is property already zoned within Town limits. The proposed action is against a parcel that has been within a family for years and has always been used for farming. In a conversation between Mr. Dunn and my family, he said he planned to replant with alfalfa. He already has plans for his land. This proposal will not allow him to do that. How can you be comfortable forcing a person to change what he has done his whole life to allow someone else to gain financially by building housing.

I do not feel this is an emergency matter. I feel this is an attempt to ruin another farmer, force another long-time family to quit their livelihood and passion to allow a contractor/land developer make a huge profit. There is no consideration for the people who have been in this town for generations. Wait another five years. Due to this, we now know the plan: force people to quit farming due to rezoning. Give us time to prepare. I can guarantee that with this, people are rethinking what they will be passing on to their children. Do I want to pass on a property that has been in my family so long to my children knowing they will be living directly across from a housing development of maybe 100 houses? No, that completes negates the charm of living in Naches

Thank you for reviewing this
Roxanne Thompson
9131/9133 Old Naches Hwy
Naches WA 98937

Sent from my iPad

From: Richard St louis <richard.stlouis@yahoo.com>
Sent: Friday, August 13, 2021 2:01 PM
To: Long Range Planning
Subject: Future Land use

AUG 13 2021Lisa Matt David Tommy
Harold Carmen Jacob

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

To whom may concern and/or Tua Vang, Senior Planner Yakima public Services planning division in reference to case number LRN2021-00001/Sept 2021-0010,

I have lived at my residence which is 8972 Old Naches Hiway 98937 for 30 years. The beauty of this area is what has drawn people here. There will be so many things that will have a negative impact to the surrounding areas if this is approved. Our beautiful country setting with all the surrounding orchards and maintenance of orchards will be affected. The increase in traffic, noise, pollution, water availability for orchards, and drinking water are just a few of the huge impacts to this beautiful community. The cyclists and runners that have enjoyed the Old Naches area for the beauty and non-polluted place to run and cycle will be a thing of the past. The emergency situation at hand is to not disrupt the beauty of this area. Please take these very important matters to mind before making your decision.

Thank you

Robert Schoonover

From: Tiffany S <tsigler23@gmail.com>
Sent: Wednesday, August 11, 2021 11:02 AM
To: Long Range Planning
Subject: LRN2021-00001/SEPT2021-00010

AUG 11 2021

Lisa Matt David Tommy
Harold Carmen Jacob

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello,

I am a property owner of 9480 Old Naches Hwy in Naches, WA. Although I did not receive a letter in the mail on the proposal for LRN2021-00001, I do have concerns.

My main concerns are traffic and road conditions. Old Naches Hwy (ONH) is not in good condition and it is already heavily traveled. The road is narrow where the sides are breaking down. There have been attempts to bring in gravel to build the sides back up-but this is a short term solution. We have the new RV park in the Wenas that is already going to increase the traffic, as well as the amount of dump trucks that use both ONH and Allan Road to access the dump in the Wenas. Also the strip of ONH in the area of Kel-Lowry is a high speed area that is never patrolled. We do not need any more traffic on ONH as it is a safety risk as is.

My other concern is for the houses and farms in the surrounding area. I have lived in Naches my entire life. My parents property (which was my grandparents prior) is on the northside of ONH where the development is to take place. There is nothing more beautiful and serene than living in the country. Please do not take that away from people that have lived and enjoyed the area for generations after generations. .

Thank you for your time and consideration.

Tiffany Sigler

AUG 16 2021

Lisa Matt David Tommy
Harold Carmen Jacob

August 12, 2021

To whom it may concern:

We own parcel 171403-310144 and parcel 171403-43001 which is adjacent to parcels 171403-42023 and 42005-42004. I am in opposition to the emergency UGA update. There is presently no emergency as there currently is about 70 acres in the growth management area around Naches which could be used for housing development.

The proposed property to be added is presently prime agricultural property and should not be removed of agricultural use and transformed into a housing development. A housing development in this area would not be advisable due to the surrounding orchards and farming areas that adjoin this property.

We purposely moved to this area 48 years ago so we could enjoy the rural environment, raise tree fruit and enjoy the natural wildlife in the area.

We want to continue to maintain this rural lifestyle and feel a housing development would prevent us from farming in this area.

I feel the land in the current growth management area should be filled before new land is annexed to the growth management area. It is not necessary to have an emergency housing plan. A housing development would not be suitable in this area as it would be too close to our farming area which requires spraying and other operations necessary in orcharding and the raising of other crop production in the area. All the present residents in this area like living in a rural setting as well as ourselves.

It would be very much appreciated if you would provide me with staff reports and a copy of your environmental review. Thank you.

Sincerely,



Sue Dunn

441 Kellowry Road, Naches, WA 98937

Sue Dunn
441 Kellowry Rd.
Naches, WA 98937



Tua Vang
Yakima County Planning Division
128 N. 2nd St., 4th Floor Courthouse
Yakima, WA 98901

98901\$2614 CO01

From: Suntaree Thompson <suntareet16@gmail.com> **AUG 16 2021**
Sent: Sunday, August 15, 2021 11:33 PM
To: Long Range Planning **Lisa** **Matt** **David** **Tommy**
Subject: Comment on case# LRN2021-00001/SEP2021-00010 **Harold** **Carmen** **Jacob**
Attachments: TownCouncilMinutes-3-8-2021.pdf; UGA_Staff Report_Naches Emergency UGA
Amendment_PC Study Session w Attachments.pdf; UGA_Report_Naches-BOCC_October_2015_1.pdf

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To whom it may concern (Tua Vang, Senior Planner) at Yakima County Public Services; Planning Division,

I am Suntaree Thompson and I received your letter in regards to urban growth and land analysis. I reside at and own both 9131 and 9133 Old Naches Hwy, Naches WA 98937 properties which are located across from Parcel # 171403-42004 which belongs to Mr. Dunn. This parcel is being considered for rezoning to residential and being developed into housing to fulfill some perceived emergent need for city growth. I, as well as other farmers in the area are opposed to this for a multitude of reasons. I will state my personal view on the matter and then list what I find wrong with this situation. I have attached the "Yakima County's 2017 Review of its UGAs and Permitted Densities (as required by the Growth Management Act) Urban Growth Area for Town of Naches Revised Staff Report. October 14, 2015", "Yakima County Public Services Department Planning Division Emergency Amendment Urban Growth Area for Town of Naches Staff Report August 11, 2021 Case: LRN2021-00001/SEP2021-00010," and a link to an article about Jeff Ranger with the help of my son, Dr. Eugene Thompson. He has also helped dictate this message for me as this entire situation is very stressful for my age and I wish to be heard and not misunderstood. He is much better with computers than I am.

In my personal preference, I do not wish to spend the last of my years, as I am old, watching the farmlands that I have lived with for decades be replaced with construction noise and ultimately a high density cul-de-sac with its traffic and noisy neighbors. With more people comes more crime and public disturbance. All of this Urban Growth is planned for 20 years. I should be dead by then, so build what you want then. This brings me to a list of what I see wrong that I will reference to the attachments.

1) The 2017 Revised Staff Report; Table 1: Land Capacity Analyses (LCA) Summary showed a surplus of 13 acres of residentially zoned land within Naches city limits. I understand that the 2021 Emergency Amendment: Table 1: Land Capacity Analyses (LCA) Summary shows 41 acres of vacant residential land within city limits and Attachment 3 shows a surplus of 18 acres. **It would seem to me that there is more land within city limits than before.**

2) The city of Naches has an estimated population growth of 254 people equating to 101 households for the years of 2015-2040. Horizon's 2040, attachment 2 Table 2, shows a **decline** in Naches Population by 2040 which is reinforced by the fact that our schools have declining enrollment numbers.

3) Page 7 of 13 of the Emergency Amendment states that even when considering the enlarged minimum lot size of Floodplain Constrained residential lots in addition to Residential Land in Town, there are a total of 148 lots. **But, only 101 households are needed, so any land outside of town is not emergently needed.**

4) Page 9, part 'c' of the Emergency Amendment insists that there is no suitable alternative site within the vicinity, even though "vicinity" is not properly defined. There are lots spread across Naches towards every corner. Page 10 findings state that no specific study was provided regarding the need for the inclusion of the parcel(s) in question except for a letter from Jeff Ranger. I will demonstrate his bias and potential corruption in this matter shortly.

5) The attachments make several references to the nearness of public utilities, of main financial importance, city water and sewage. Page 10, section 'f', is a good example. Obviously we're talking about the money and construction required

to hook into city utilities. Building closer to a sewage treatment plant costs less, but page 9 of the Emergency Amendment states that Naches has millions of dollars under contract to spend for wastewater. I'm sure any company that would be building these homes would also need to pay something to contribute. In my opinion, **the nearness of utilities and cost do not correlate correctly enough to justify developing that particular parcel**. Especially when Horizon's 2040 Attachment 1, Mapping criteria for New UGA areas, section 3 cites a 20 year time frame to get utilities to any newly developed area. I can only assume the areas within city limits are all within 1000 feet of public utilities since they are within city limits. The Zillah Lakes development ran its utilities a long ways away without issue.

6) On page 12 of the Emergency Amendment, section 6. Conclusions show a reduction from 75 years to 54 years after accounting for floodplains and such. **What "emergency" is there for proposing this plan to extend it 11 years?** Why do we need a 66 year plan? The economy is down, building costs are inflated, school enrollment is down, population is expected to decrease. Where is the "emergency"?

7) Attachment 7, Agricultural Resource De-Designation Analytical Process Naches Proposed Emergency UGA Amendment, in the Emergency Amendment packet is simply a way to justify stealing farmland in a distanced, impartial, guilt-free way based on mathematical criteria. It is an absolute shame to rezone any parcel of any size in the name of money. The analysis shows that the land is flat and the soil is capable of agricultural use. That parcel is fully irrigated. Even if it is not in current use, as it may be CRP land or in a crop cycle, or simply Mr. Dunn is old and limits what he farms, it is still viable land. He or his children may resume farming in the future. The final assessment does not define "Long Term Commercial Significance." I can only imagine that means 1,000+ acres of agricultural zoned property belonging to a large corporation or business with a corporate contract. Why force out small time farmers who work together as a co-op?

Now, all of these specifics point to the idea that a city will always grow. Its utilities will always accompany the new border. That border will always encounter agricultural land. All the criteria check boxes will ultimately be checked and land can always be rezoned. No land, no inheritance, no country-living lifestyle is safe. Just because you can do it, does not mean it is right.

This brings into question why this is happening in the first place and its timing. I received a letter in the mail with hardly any time to interpret what it is saying and respond timely. There was apparently a ZOOM meeting with the city council where this was snuck in. Many of us were caught off guard as we are not familiar with ZOOM. I have also read attachment 8, the letter from Jeff Ranger, as he seems to be the one calling this an "emergency."

The timing of this whole incident, during a pandemic with new COVID variants abound, could not be more beneficial to Mr. Ranger. I have linked a news article

(https://www.yakimaherald.com/news/business/local/construction-restaurant-activity-drive-sales-boost-in-naches/article_99297379-383f-5a84-9f35-1c11e27dc511.html)

about Mr. Ranger's partnership in the subdivision that he built in Naches. I would think that the administrator of Naches, who has a propensity to build duplexes and homes, should have a **conflict of interest** in wanting to rezone UGA areas. I can only assume that he is biased in his timing and claims that this is an emergency and that no other land is suitable to build on. The reports clearly show 148 available lots within the city and only 101 are needed.

Now, I have never met Mr. Ranger to my knowledge, but he is a builder and I see him wanting to build a large development with as many houses on it as possible, as he has done before, so that he can make his millions of dollars. I have been around for a long time and I've seen corruption in bureaucracy/corporations/politics in many ways. If you follow the money, you usually find out that the somebody who happened to make some changes, just so happens to be connected to a company that profits from those changes. Corrupt people tend to bury things over time, throw in a few degrees of separation, then profit from it later. Even if he retires and is no longer an administrator, and just so happens to **then** no longer have a conflict of interest, I can imagine the builders will have already broken ground. Whomever he happens to know and be friends with, possibly the next administrator, will have already struck a deal. This whole thing stinks of a shady land grab. Mr. Dunn's family should be allowed to keep that land zoned as they choose and do what they want with it, be it farming or letting descendants sell it to a developer of their own choice **at the time that is right for them.**

Thank you for reading my concerns on the matter,

Suntaree Thompson,
Dictated by Eugene Thompson.

TOWN OF NACHES COUNCIL MINUTES
March 8, 2021

Present:

Mayor Williams
Councilman Henning
Councilwoman Williams
Councilman Weekes
Attended via Zoom
Councilman &
Councilwoman Hawver

Absent:

Others in Attendance: Attorney Shinn, Admin. Ranger and Clerk Birrueta.

Call to Order	The meeting was called to order at 6:32 P.M. by Mayor Williams. Councilmembers present, Councilwoman Williams, Councilman Henning, Councilman Weekes and via Zoom Councilwoman Hawver, Councilman Hawver. Mayor Williams led the Council/Audience in the Pledge of Allegiance.
Honors & Recognition	None
Additions to the Agenda	None
Approve Agenda	Councilman Henning moved to approve the agenda as presented. Seconded by Councilwoman Williams. Motion carried unanimously.
Consent Agenda	Councilwoman Hawver moved to approve the Consent agenda. Seconded by Councilman Hawver. Motion carried unanimously. a) Approve Study Minutes of 2/8/2021. b) Approve minutes of 2/8/2021 Regular Council Meeting. c) Approve Claim checks, Second Payment February 22, 2021 claim check No. 20533 through 20536, 2 Manual checks 5465, 5466. 3 ACH payments Dept. of Revenue, TSY/S/Proc. Fee AWC-D&A Consortium. Total of \$39,938.44 check no. 20512 was voided. Claim checks dated March 8, 2021 check# 20544 through 20570. 1 manual

TOWN OF NACHES COUNCIL MINUTES

March 8, 2021

check# 5467 1 ACH payments Exxon, Total of \$19,891.19

d) Approve those Payroll Checks dated through February 26, 2021 in the amount of \$41,120.22 Check #20537 through 20543, 3 ACH payments to Aflac, DRS, IRS.

REPORTS/ANNOUNCEMENTS

Planning Commission None

Sheriff's Report/ Lt. Hendrickson attended the meeting and he discussed some of the calls on the report. The month of February 2021 report showed 17 calls from the Town of Naches.

YVCOG None

Addition to the Agenda None

Public Hearing None

Unfished Business

- a) Wastewater Treatment Plant Improvements: No further discussion was desired by Council.
- b) Mobility Grant Application (DOT) Park & Ride. No other discussion was desired during the meeting.
- c) USDA Rural Development Application for Phase II of the WWTP. No further discussion was desired.
- d) Department of Homeland Security Federal Emergency Management Agency grant. No further discussion was desired.
- e) Town of Naches Animal Control: no further discussion.

New Business

- a) Urban Growth Boundary Request with Yakima County.
- b) Capital Budget Request
- c) Shoreline Master Program Update

TOWN OF NACHES COUNCIL MINUTES
March 8, 2021

Resolutions & Ordinance	None
Audience Participation	None
Executive Session	None
Other Business	None
Council FYI Items	None
Meeting to be continue or Adjourned. Meeting adjourned at 6:42 p.m.	With no other business to be discussed, Councilman Henning moved to adjourn. Seconded by Councilman Weekes. Motion carried unanimously.

Paul D Williams, Mayor

Elvira Birrueta, Clerk/Treasurer

From: Trudy Walker <tiwalker1223@outlook.com> **AUG 16 2021**
Sent: Sunday, August 15, 2021 6:41 PM
To: Long Range Planning
Subject: Case Number: LRN2021-00001/SEP2021-00010- Town of Naches Emergency Urban
Growth

Lisa Matt David Tommy
Holly Emergency Urban

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

I'm writing to voice my thoughts on the Naches Emergency Urban Growth
I can't see where this will benefit the town of Naches and the people who reside there.

First, the reason that people live in Naches is that it is small, quiet, and has little to no crime. We are a close knit community and support each other.

The second issue is the added Traffic this will add to Old Naches Hwy and Allan Road. These two roads are not equipped to handle the added traffic that will come with this housing complex. Both of these roads have big trucks hauling things to the landfill in the Wenas. We also have the added daily traffic coming down the Wenas grade to go to work in Yakima. There is a road that was blocked off at the new Naches Elementary School that could tie in with Kel-Lowry, but is turning off a freeway that goes into 2 lanes a good idea. It is an accident waiting to happen. There is also added traffic with the school buses taking the kids to school everyday.

The Third reason is that Naches has always been an agriculture area. The farming in this area goes back many generations. The use of this land should remain agriculture. Land off Old Naches Hwy has had two requests to buy the land for agriculture. How do these farmers spray their crops with houses this close. The farmers are an asset to Naches.

The bottom line is the people like the town of Naches the way it is. If they wanted something bigger they would move

Terry Walker

From: Trudy Walker <tiwalker1223@outlook.com>
Sent: Saturday, August 14, 2021 5:06 PM
To: Long Range Planning
Subject: LRN2021-00001/SEP2021-00010 Town of Naches Emergency Urban Growth

AUG 16 2021

Lisa Matt David Tommy
Harold Carmen Jacob

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I would like to take a moment to voice my opposition to this proposal.

I have always loved our little community of Naches and the closeness of the community members. I have lived in Naches for 67 years. I truly believe that it is the best place to live. People in Naches live here because it is small and we don't have the problems of bigger towns.

I hate seeing the agricultural land being taken away to make way for more housing. Agriculture is a huge asset to the economy of Naches. Help these orchardist preserve their hard work and contributions to our small town. It has been in our community for many generations.

The traffic on Old Naches Highway and Allan Rd. is bad enough without adding more traffic to get to these dwelling. The speed limit on these two roads is suppose to be 35 but. I guarantee it exceeds well above that.

The traffic coming into Naches on Highway 12 can be bumper to bumper. We have a lot of buses that travel these roads. We also have the Wenatchee traffic coming down the grade to access Allan Road and Highway 12 to Yakima. There are also numerous commercial trucks going up and down the Wenatchee grade.

I truly believe this will not benefit Naches in the least bit.

Thank you

Trudy Walker

From: WOLFE, DAWSON <2022.wolfedaw@nvsd.org>
Sent: Wednesday, August 11, 2021 7:11 PM
To: Tua Vang
Subject: Naches expansion, bad idea

AUG 11 2021

Lisa Matt David Tommy
Harold Carmen Jacob

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I've lived in Naches my entire life and so has my entire family, expanding Naches is a horrible idea that only a couple of greedy people want, I don't see how it's fair that just because a couple of greedy people want it to happen the rest of the town doesn't get a say, the whole town is already talking about and just about everyone you talk to that knows about the situation doesn't want it to happen, the town of Naches is already big enough as it is and is only gonna create more problems, more traffic, more crime, more unfriendly faces.

Tua Vang

From: Dawson Wolfe <dlwolfe84@gmail.com>
Sent: Wednesday, August 11, 2021 7:34 PM
To: Tua Vang
Subject: Naches expnsion

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I'd just like to say that I don't want, and not very many people do want naches expanding. It's a bad and unpopular idea and it's going to ruin the town. I think the proper way and only way of solution is to get the people of naches to do a vote upon it and have a discussionional debate at a reasonable time where all residents are able to attend.