

September 3, 2025

SEP 03 2025

Gary Weaver
2309 S 79th Ave
Yakima, WA 98903

Case No.: LRN25-015
Assigned To: Karon

City of Tieton Planning Commission
Yakima County Planning Division

Re: Opposition to Removal of Property from Tieton Urban Growth Area (UGA) Dear Commissioners,

I am writing regarding the current review of the City of Tieton's Urban Growth Area (UGA) and the proposal that my property north of Rosenkranz Road may be considered for removal. I respectfully oppose the removal of my property from the UGA for the following reasons:

- 1. Future Growth Potential** – While current projections indicate that Tieton's UGA has capacity for many decades of growth, growth patterns can shift unexpectedly. Once land is removed from the UGA, it becomes much harder to re-include it later if circumstances change. Retaining my property within the UGA preserves flexibility for the City and County to accommodate growth needs in the future.
- 2. Access to Services** – Although the City anticipates services may not reach this area within the next 20 years, removal from the UGA would all but eliminate the possibility of service extensions in the foreseeable future. I would prefer to remain within the UGA so that, when infrastructure becomes available, my property is positioned to connect.
- 3. Property Value and Fairness** – Properties inside a UGA generally retain stronger long-term value due to their development potential. Removing my property could reduce its value and create inequities compared to other landowners who remain within the UGA.
- 4. Consistency with Long-Term Vision** – The Growth Management Act requires cities and counties to plan for at least 20 years of growth. Tieton's UGA should not be reduced to the absolute minimum, especially when land like mine may eventually be needed for housing, economic development, or public facilities beyond the 20-year planning horizon.

For these reasons, I respectfully request that my property remain within Tieton's Urban Growth Area. I ask the Planning Commissions and County Commissioners to recognize the importance of preserving long-term options for growth and to ensure fairness to affected landowners.

Thank you for your time and consideration.

Sincerely,


Gary Weaver

Phone: (509) 952-8787

EXHIBIT NO. 1
DATE: 10/22/2025
FILE NO. LRN25-015