

June 9, 2016

To: Mike Lithgow – Planning Director

From: Mike & Robin Kaminski

Re: Wasatch request to amend the Future Land Use Map / Zoning

Dear Mr. Lithgow,

My wife and I are writing this **letter in OPPOSITION** of the Planning Commission that would amend the Future Land Use Map and change the designation of 167 acres of Wasatch land from NR-20 to R-5. This is just another way for Wasatch group to get the rezone they tried so hard for back in 2014-2015. We own property at 222 N. Reflection Drive in Lone. This is directly across the street (west) from a portion of the rezone. I know that you are receiving lots of input on this subject, but I wanted to get our position on this matter on the record. We just cannot believe the county would even be considering this project. This rezone was pushed hard for by Wasatch previously, and had an overwhelming NEGATIVE response from the community and surrounding property owners. There is NO need for this change/rezone. This is just another attempt by Wasatch to get what they want. If they don't want the property anymore, tell them to sell it, at the current zoning. Have they even tried to sell??? NO, they want the rezone to try to make it more marketable and valuable. They have no concern for neighbors or community, only to the "almighty dollar!"

Let's also look at the impact that this rezone will have on the current adjacent and surrounding land owners. Many of these people, myself included purchased land here for the beauty and tranquility of the surroundings. This also includes all of the natural wildlife such as deer, elk, bear, eagles, turkeys and various other wildlife. This is a valuable resource that will be devastated if this rezone is allowed. What about the impact this will have on future generations? I know that my children look forward every year to spending time at the river and viewing the wildlife, especially the Elk who migrate to the field in the spring for feeding. Again, this is one of the reasons we purchased property here. Another impact that will be felt by surrounding land owners will be the decrease in property value. If this rezone is allowed, my land value, as others, will decrease due to the "commercialization" of the area. Not to mention the fact that if a future development fails or is not brought to completion (as many in the area have) then we neighbors have a potential "eye-sore" to look at, bringing our property values down even more. My wife and I purchased this property with the intent of retiring here and living in a small rural and quaint area away from development and commercialization. A place where our family and our children's family can come for years to come and enjoy the peacefulness of the river and surrounding area. If this rezone is allowed it may change all of our plans. We do NOT want a 167 acre R-5 commercial zoned lot in our back yard. Especially one that has access to the river! This river is not that big and if you add a large development to it,(which is what this zone change would allow) and the usage on the river and the effects on the surrounding lots and shorelines would be devastating. This re-zone would be bad, but add to it the potential increase use of the river and it goes from bad to WORSE!

Keep the zoning "AS-IS"! Do not let Wasatch try to rezone and reap the benefits, which devalue the surrounding lots. Oh ya, the original developers of Aspen Reflection tried this and it FAILED! There is not enough demand!.

As mentioned earlier, there is nothing to support this type of re-zone or development. What I mean by this is that there are no jobs in lone. There are not adequate support services such as Fire, Medical, water, sewer, or other necessary infrastructure components. The ones that are in place are at best adequate for what is already there. Allowing this re-zone will just over extend the resources that are currently available.

In the initial meeting in March 2014 ? for the previous proposed rezone, it was made clear that for the rezone to be approved, six criteria "must all be met" for the planning commission to recommend approval for the rezone. The six criteria were NOT met! NOTHING has changed! They (Wasatch Development) have still not, and can NOT meet all six of the required criteria. The main of which is "the adequacy of sewer, water, and other required public services", and "The public need or benefit of the change". The "Skookum Rendevous" is a perfect example of this not working! And finally "must comply with the applicable goals and requirement of GMA"

The county should also **REQUIRE an environmental impact statement (EIS)!!** This is a 167 acre parcel with vast amounts of natural resources such as springs that supply drinking water to neighboring parcels, wildlife, agriculture etc. **An EIS should and MUST be made a REQUIREMENT!**

I understand that the Wasatch developers want to profit from their investment, but I don't think that the county should change the zoning and allow this at the cost of the people who will be affected most. Those who live and own property surrounding the proposed re-zone. Mr. Henrie purchased this land knowing full well what the zoning was, and now he and his partners are wanting to change it to maximize their potential profit. This is WRONG! They will still make a considerable profit even if they sell it "as-is". So do the right thing and deny the re-zone approval.

Thank you for your time,

Mike and Robin Kaminski

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