

OCT 05 2021

October 5, 2021

Lisa Matt David Tommy
Harold Carmen Jacob

Yakima County Planning Commission
C/O Tua Vang

RE: Questions from the last Public Hearing

I would like to answer some questions that were posed to the Town of Naches.

1) There is sufficient land in the UGA. Why not consider these properties?

First, land that is already in the Naches UGA is intended to address 20- year growth projections which is mandated by the Washington State Growth Management Act. It does not dictate land must be developed. Please note that two of the families with comment letters have property within the urban growth boundary for over 20 years and are still farming these parcels.

2) Why is the Town looking outside for AG land to develop into residential?

The parcels to the east which are owned by Bob Diener have not been in any agriculture productions for over 5 years. He has expressed his interest in selling his property. The other property to the Northwest is property that had earlier been entertained by Naches for expansion. This property has not been actively farmed for over a dozen years. The Town of Naches for over 30 years has provided at a minimum water service to these parcels. Under the Growth Management Act it is illegal to service areas which are not within their urban growth boundary. I will expand in more detail if questions arise from the Yakima County Planning Commission.

3) Why these specific AG parcels to be brought into the UGA?

As previously stated, the Town currently provides services to the western proposed annexation and has control of all the roads bordering these properties. The eastern parcel connects the Old Naches Highway to Kel-Lowry and US 12.

4) Why propose this "emergency" UGA amendment now? Why can't it wait until a regular UGA amendment cycle (5-year or GMA Comp Plan/UGA Update)?

There are several factors for proposing this amendment now, although the cycle does allow us to do this next year. First, the Town is using the language "emergency" as stated by Yakima County. The Town of Naches has limited staff (Administrator and Clerk/Treasurer), with upcoming projects in 2022 WWTP Upgrade, Rural Mobility Grant and the Naches Event Center funded through the Washington State Legislature this was our most optimum time to go through the process. Naches also just lost the Banner Bank and their major reason for leaving was not that it wasn't profitable but that they did not see enough growth in the future. We do want to clarify that Naches only applied and that this UGA amendment was granted by the BOCC.

5) Why not convert the large commercial property in the UGA to residential.

The large commercial tract was in part funded by SIED to bring utilities and infrastructure and location also with US 12 Highway access and location-in proximity to the Naches Treatment Plant make this optimum to keep in commercial zoning. This zoning was determined by the Naches Planning Commission and the Naches Town Council.

6) Why were the property owners not notified until the county notified them of the study session and hearing?

For clarification I do not know if this question is in regard the actual property owners or the surrounding property owners. Naches made contact with a representative of Mr. Diener prior to the request and there was some miscommunication but he has visited and wants to have his land into the UGA. The west parcel was requested during the process from Yakima County Planning to include these parcels. The Town of Naches concurs with their conclusion. If this is in regards to the surrounding property owners this is a Yakima County process working within the Growth Management guidelines.

7) Jeff Ranger is a developer and a Town Administrator. Is there a conflict of interest?

Yes, he has developed land within Naches but does not have any ownership conflicts of the expansion parcels. Mayor Paul Williams will be attending the Public Hearing to answer any other questions on this subject.

Some background on development standards which were submitted for the record from our engineers HLA address the entities that are responsible for development of the roads. All utilities within a new subdivision are the sole responsibility of the developer. Standards are set for illumination, sidewalks, stormwater and other utilities.

Also included is a list of construction projects completed by the Town of Naches that show our accomplishments and our infrastructure projects that lend a history of developing the east side of Naches.

Essential services like fire will be under Yakima County Fire District #3 which is currently serving the proposed area. Yakima County Sheriff will also provide service. Naches contracts with YSO for extra patrols and currently pays \$101,320 per year.

I would like to thank the Yakima County Planning staff for their work in this project. The communication and performance have been outstanding!

Town of Naches Projects

Date	HLA Project No.	Project Name	Bid Award Amount
9/9/2010	10028	Allan Road Improvements	\$475,110.50
6/9/2010	09110	Naches Avenue and 3rd Street Resurfacing Improvements	\$204,204.00
6/9/2010	09096	Utility Improvement Project - Shafer Avenue to Allan Road	\$729,721.41
4/1/2011	10054	US12 and Allan Road Intersection Improvements - WSDOT	\$379,379.00
4/7/2011	11017	Naches Avenue Improvements - 3rd St. to Naches High School	\$304,124.00
7/17/2012	12067	West Naches Utility Extension	\$104,371.67
6/4/2013	12079	Second Street Improvements	\$361,905.00
3/21/2013	09026	Penney Avenue Improvements	\$313,401.00
9/22/2014	14085	Bonlow Drive Phase 1 Improvements	\$337,982.63
7/14/2014	13092	Railroad Street Extension	\$296,815.00
4/24/2014	13113	2014 Reservoir and Valve Improvements	\$172,016.34
5/10/2016	16054	South Naches Lift Station Improvements	\$29,914.33
4/24/2017	16156	Wastewater Treatment Plant Headworks Improvements	\$350,605.94
4/6/2017	17047	Naches Trail Pedestrian Lighting	\$65,234.00
4/29/2019	18158	Naches Trail Link and Lighting	\$219,189.00
3/28/2019	18187	Shafer Avenue Resurfacing	\$112,805.00
4/29/2019	19060	Naches Trail Pedestrian Lighting - Phase 3	\$198,803.00
4/13/2020	20033	Naches Avenue Resurfacing	\$145,997.20
1/14/2020	20070	Wastewater Treatment Plant Improvements Phase 1	\$1,433,400.00
Total			\$6,234,979.02