



ROSLYN RIDGE LINE

SPRING 2004

RIDGE and MountainStar Concur: Save the Roslyn Ridge!

By Doug Kilgore

At Roslyn City Council's April 27, 2004 meeting, RIDGE asked the City to accept transfer of over 300 acres of forest surrounding Roslyn.

RIDGE and MountainStar Resort Development have amended their 2001 Settlement Agreement. The Settlement Agreement regulates many critical elements of MountainStar/Trendwest's development within both the resort and Cle Elum's UGA.

These amendments will result in permanent protection of portions of the Roslyn ridge within the city, which had been slated for logging and development. "In our hearts, lands on the ridge have always belonged to the community. Now they form a tangible legacy for future generations. RIDGE has

worked for more than 17 years to make this dream a reality," said Peg Bryant, President of RIDGE.

In the amendments RIDGE agreed to consolidate \$794,000 in economic benefits previously negotiated, to revise the configuration of buildable space and open space within the resort, to allow a new bridge crossing on the Cle Elum River, and to accept some additional construction impacts.

MountainStar, in turn agreed to acquire the remaining urban forest within the City of Roslyn, to place permanent protections on it, and then transfer the land to the City. MountainStar also agreed to a new contract provision that guarantees free public access to its looped trail system along the Cle Elum River and Easton Ridge. In addition, over 20 acres adjacent to the Roslyn Business district will be available for development.

"This is a happy ending to ten months of hard bargaining, said RIDGE Vice President, Doug Kilgore. "It's a big step toward implementing our vision of connected open space for people and wildlife between the Roslyn ridge and the Cle Elum River."

Since 1987 RIDGE has advocated sustainable land-use practices and economic development in Upper Kittitas County. The Olson Brothers had proposed a "Roslyn Heights" development on the ridge, later deciding to log the forest after the Roslyn City Council rejected their proposal. Both possibilities threatened Roslyn's National Historic District status.

RIDGE looks forward to working with all parties to secure additional open space in the ridge to river area. To read the full RIDGE Settlement Agreement with MountainStar visit:

www.landgrant.org/mountainstar.htm.

Inside This Issue

RIDGE Settlement Agreement Update	2
Gary Parsons	2
News From Concerned Citizens of Upper Big Boulder, LLC	3
Urban Sprawl Continues in Upper County	4
Welcome Spring with a Hike in the Untanum Creek Area	5
Historical Preservation in Roslyn	6
Who Is RIDGE?	7
Calendar of Events	8



Photo by Debbie Young

RIDGE Settlement Agreement Update

By Darcy Batura

The cat is out of the bag in terms of what the RIDGE Board has been up to – negotiating for Section 17. We are proud of this recent accomplishment and of being able to grant the wishes of the Roslyn community. At the July 2003 community meeting, protecting the Cle Elum Ridge adjacent to town was identified as a top priority. This land is valuable to the community as a beautiful buffer to town; a wildlife corridor; a pristine place for hiking, snowshoeing or skiing; and also as a natural filter for snowmelt and storm water runoff. We are thrilled with the successful completion of this process and to have secured the land for future generations to enjoy.

Now that this process is complete, we hope to have a chance to relax a bit and evaluate the next priority parcels for land conservation on the ridge. While we certainly do not have the money to purchase these lands for conservation at this time, we are hoping to move forward on developing strategies that can help the community attain their ultimate goal of protecting these lands. The importance of this effort has again been highlighted by the reports of rezone applications that are currently flooding the county offices and increasing development pressure on Upper County.

In addition to land negotiation, RIDGE is moving forward with a conservation plan for the Stream C Corridor, which connects Roslyn with the Cle Elum River. For those that are not aware, access to this piece of land was one of the outcomes of the 2001 Settlement Agreement between Mountainstar and RIDGE. The agreement states that the land

shall be dedicated to habitat and passive recreation purposes that will have minimal adverse impact on habitat. The agreement also prohibits the building of structures or operation of motorized vehicles in the corridor.

As a result of the settlement agreement we are tasked with managing the land for permanent conservation, which will include documenting native species and removal and replanting of a road. RIDGE and MountainStar are developing a plan and will work with a consultant to observe the land over the next year to provide long-term stewardship recommendations. We are excited to take this concrete step in protecting the land. If you would like to be involved with this process, please contact Peg Bryant at (509) 649-3137.

Another message that we received at the July 2003 community meeting was that the community needs to be informed about conservation issues relevant to our region in a timely manner. To address this we have been holding monthly member meetings to discuss these issues and plan how to address them. These meetings are held on the third Sunday of the month in the evening and we have attracted a number of new people to our group. As a result of the community meeting we have also revitalized the RIDGEline newsletter and we will be archiving older versions on our website at www.roslynridge.org. For more information or to get involved, please contact us at 509/649-3137, join us at a meeting, or simply step out and get involved in public process.

Gary Parsons

By Peg Bryant

We would like to take this opportunity to honor the life and work of Gary Parsons. He was a community activist, a recycling crusader, a tinkerer, a business professor, a city councilman, a philosopher, and a benefactor. Part of Gary's estate was recently gifted to RIDGE.

Gary arrived in this area in 1975 after he was hired to teach at Central Washington University. He retired from that position in 1997. Co-workers report they miss the diverse views Gary introduced in his classroom by bringing in a variety of labor leaders and minority, businessmen to discuss pro-labor concepts. He also served on the South Cle Elum Town Council for 26 years, spending the majority of that time as mayor pro tem. He liked this town's close proximity to the railroad tracks and the relaxed pace of life.

Gary worked actively to preserve and restore the South Cle Elum Depot located only several blocks from his home.

Gary was an avid recycler and a junk collector. He was passionate about books, Dodge Dart slant-six engines, interesting "artifacts", his two dogs, railroads, motorcycles, and South Cle Elum. He lived frugally in order to do the things he loved. His presence is greatly missed in our communities.



News From Concerned Citizens of Upper Kittitas County

By Jim Boyle

On April 22nd, the Commissioners decided unanimously that "street sweepings" are the same as an agricultural product, thus do not require special permitting to be trucked into Ronald for treatment. This decision was a tough blow to the environmental health of Upper Kittitas County.

Our attorney gave a good argument and I gave as good a presentation as I could but I suspect it was a done deal before we even walked in the door.

For example, at Deneen's previous cement batch plant appeal they, as the appellants, were allowed all the time they wanted to present their case while we as interested parties were only allowed 5 minutes to refute them. The same was true on April 22nd as Deneen and his attorney were allowed to speak first and put on a slide show that lasted an hour and a half before we were allowed to present our case. Then they were allowed all the time they wanted to refute our argument. The Staff Planner, Clay White, recommended that Taylors decision be reversed but the Commissioners went against their own staff to vote for Deneen.

Our next step is to file a judicial appeal to the Superior Court, which our attorney has told us that we have a pretty good case for. We will need to convince the Superior Court Judge that "street sweepings" are not an agricultural product and thus requires a permit. Our attorney has agreed to continue on a pro bono basis to help us try to beat this thing. Even if we lose we will have at least delayed the operation. As soon as the final paper work on the decision reaches us he will file the appeal. We will have to pay the court filing fee (\$110.00 in Kittitas County).

David Chase has once again stepped forward to pay the fee but if you can send donations to help defray this cost it would be appreciated. Send the check to me at the address below. Any amount will be gratefully accepted. The appeal must be filed by May 13th. One way or another we have our work cut out for us as Superior Court Judges do not like to reverse the decisions of the commissioners.

From the looks of the trucks passing by we believe that they have already started bringing in the contaminated stuff for treatment. Deneen even spoke of having the state DOT bring in the stuff from the highways. He will be treating the stuff they clean from the ditches also. Supposedly making "top soil" from it.

One thing we can do now is try to make John Wolpers, director of the county environmental health dept. enforce the WAC 173.350.320. You can look this up on the state web site <http://www.leg.wa.gov/wac/>. There are some hoops he has to jump through but getting Wolpers to regularly inspect the operation will be hard to do. I may ask you folks to write letters to Wolpers insisting that he follow the law. I will keep you notified of this. Perhaps with a sample letter

you can edit on your own. If you have any question either call me or e-mail me at jb9132@eburg.com

Jim Boyle, Chairman, CCUKC
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Ronald, WA 98940
(509) 649-3171

Big Boulder, LLC Urban Sprawl Continues in Upper County

By Peg Bryant

The City of Roslyn is taking a very principled position, at the county level, against a tidal wave of inappropriate, speculative development in our area. Most members of the city council believe that the many applications for rezone from Forest and Range to rural 3-acre lots are a direct assault on the quality of life here in Roslyn. The beloved, forested perimeter of Roslyn could easily be destroyed. The risk of too many homes, too little water, too much traffic, and strained city services are very serious threats.

It is important, however, to be pragmatic and to consider the real political situation in our County. Any honest observer would conclude that the county commissioners are pro development at any cost. So recently the City Council was placed in a moral dilemma when Big Boulder LLC made a number of attempts to persuade the city to withdraw its opposition to the proposed zone change. Big Boulder owns about 121 acres in section 16 immediately adjacent to Roslyn's urban forest above the Whitehead ranch. Additionally, they wanted direct access to the city street

system and the option to build as many as 30 to 40 houses on 3-acre lots.

Of course, Big Boulder has no water right and is planning to sink exempt wells. It is believed that hundreds of new wells will reduce the total surface water availability calculations at Rosa Dam. Down stream irrigators have an earlier priority date and could require Roslyn to drastically curtail water use as was done in 2001. These new wells are unregulated and so would not be affected. In other words, these new residents would

Continued on page 4

Welcome Spring with a Hike in the Umtanum Creek Area

By Darcy Batura

The Umtanum Creek Recreation Area is recognized as one of the best wildflower walks around, so it is a justifiably popular place to hike in May, when the blooms really begin to show.

It's situated in the Yakima River Canyon, a geologic blend of desert hills and basalt cliffs that rise above the river between Ellensburg and Yakima. The canyon is home to bighorn sheep and many species of raptors including bald eagles. The river also is a popular destination for rafting, kayaking, fishing, hunting, bird-watching and rock-hounding.

Hikers will find several trails to explore, including the Umtanum (um-TAN-num) Creek Trail that follows that stream. Trails are unsigned but obvious, and experienced hikers can easily leave the trail and climb cross-country to one or several of the high points along Umtanum Ridge.

The trail starts at 1,340 feet and immediately crosses the Yakima River on a suspension bridge. In a short distance it crosses railroad tracks into the L.T. Murray Wildlife Area. Shortly beyond the railroad tracks, the trail comes to an unsigned junction where hikers must make a decision:

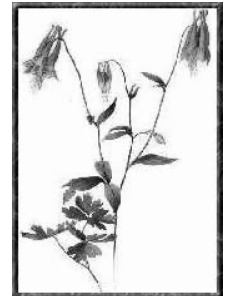
explore Umtanum Creek or climb to Umtanum Ridge.

May is the best time to see the flowers. When hiking cross-country, be careful where you step; many flowers are coming into bloom and the wildflower habitat changes every few feet. Also, by the time the flowers are out, so are the rattlesnakes, so watch where you step.

GETTING THERE: Drive Interstate 90 east and take Exit 110 (Interstate 82, east). Leave I-82 at Exit 3 (Thrall Road). At the stop sign, turn right on state Route 821. At the next stop sign (in a short distance), turn left and follow state Route 821 into the Yakima Canyon (signed Yakima Canyon) and continue about eight miles to the Umtanum Recreation Area (between mileposts 16 and 17). There is a parking lot and restrooms; elevation 1,340 feet.

TRAIL DATA: It is about six miles round trip to

Umtanum Ridge, with approximately 2,000 feet elevation gain. Umtanum Creek is about four miles round trip, with about 200 feet elevation gain.



. . . Big Boulder, LLC cont.

be taking water that rightfully belongs to Roslyn and other downstream users. The County Commissioners are allowing a zoning change from Forest and Range (that did not require water) to Rural 3 (which does require water availability to serve new development) without considering the impacts or current residents. This is precisely the kind of inappropriate development to which the City is objecting.

However, at a study session in January Big Boulder said they would consider significant permanent conservation easements on the edge of their property that borders the city limits as well as along the important recreation trail in Number 6 canyon. Bringing two core issues of the City into

opposition created the dilemma. On the one hand the City is very concerned about impacts on our water and other essential services. On the other hand, dedicated open space on the city perimeter and along hiking trails on the ridge is also very important to the community. A delegation of city council and community members and representatives from Big Boulder conducted a snowshoe tour of the land to consider negotiating a conservation easement. The City Council was careful to weigh the benefits of these negotiations against the possibility of setting a precedent that other development speculators could later use to empower their rezone applications in other areas.

In the end, Big Boulder offered very

little. They agreed to a 25-foot perimeter buffer for about one half of their land bordering city limits, most of which is already logged with no trees. They also offered 100-foot around the hazardous mine entrances to the City for a "park". In Number 6 Canyon, they identified only slightly more land for the trail than they would be required to leave undeveloped because of the stream.

The City Council ultimately felt that what was offered by Big Boulder was insignificant compared to the threat to the City's vital interests. It was decided to send representatives from the council to the county planning commissioner's meeting to reiterate the City's opposition. However, in spite of this testimony, the rezone was approved.

RIDGE Dream is Realized

By Peg Bryant, RIDGE President

Since our inception, RIDGE has worked to protect and preserve the physical borders of our community. RIDGE was formed due, in part, to a rumor that Plum Creek was prepared to clear cut the ridge. The ridge that connects the towns of Cle Elum, Roslyn, and Ronald was the symbol we chose for our name, in order to convey the importance of land use planning to the future of our communities. Now that this amendment has been signed, we know that the forested boundaries of Roslyn will always provide a distinct perimeter between our physical community and the natural world. RIDGE has come almost full circle.

In 1988 shortly after forming and as an official Citizen's Advisory committee to the City of Roslyn, we submitted to Plum Creek a sustainable forestry plan for the ridge to river area, including Section 17. This was consistent with our vision for sustainability: *sustainable economies (small businesses, forest-based jobs, tourism), *sustainable ecosystems (wildlife, air, soils, water, spiritual renewal), and *sustainable communities. Unfortunately, Plum Creek did not accept this proposal.

RIDGE has never been anti-logging. In fact, we participated for over a year between 1989 and 1990 in the statewide Sustainable Forestry Roundtable. At a series of all-day meetings, RIDGE met with the Tribes, large and small timber companies, the Department of Fish and Wildlife, the Department of Natural Resources, Audubon, and others to search for solutions in order to create sustainable forestry in Washington State. We worked actively through the nineties to keep the lands in the ridge to river area maintained as forest lands of long-term commercial significance. In 1993, we submitted a grant to the Trust for Public Lands. Our dream, at that time, is represented on the back of your hand-out. Our vision was "a living envelope surrounding the communities of Roslyn, Ronald, and Cle Elum...a corridor that (would) preserve and enhance wildlife patterns, human use patterns, spiritual con-

nections and connections to surrounding lands..." Though we have received funding for many other projects, unfortunately this grant was not funded.

Yet, RIDGE continued to envision a ridge-to-river corridor. Now our dream will look differently than what we hoped to create almost two decades ago. We have a new neighbor: MountainStar Resort Development. And instead of no houses and no people between Roslyn and the River, there will be many houses and many people. Yet because of the Settlement Agreement between RIDGE and MountainStar and two subsequent amendments, we have shaped these lands to maintain many of the historic use patterns that we have all come to think of as our own. We have forever protected the forested perimeter of Roslyn on all sides. We have forever guaranteed public access at no charge from Section 17, along the Stream C Corridor, along the River in a looped trail system, and up to Easton Ridge. We have dark skies and fish preservation. We anticipate the construction of a trail head for the Stream C corridor in the downtown area that will connect with the Coal Mines Trail. People will then have to drive into downtown,

perhaps have a latte at the drive-through, and then park downtown and walk. Maybe they will have lunch at Lefties or the Pastime, or dinner at the Roslyn Café or the Pioneer Restaurant and Sody-Licious Bar, or a beer or soft drink at Marco's, the Brick, or The Roslyn Brewery ...and then take a hike. Later, they can relax and see a movie at the Roslyn Theatre or rented from Roslyn Video. And there will also be time to shop at Central Sundries, Lost in Roslyn, The Roslyn Bakery, and the Cicely Gift Shop. People will be excited to visit Roslyn and to spend their money. And we know that 100 years from now, future generations can stand on Pennsylvania Avenue and have the same view of the ridge and the lands bordering the cemetery that we have today...only the trees will be bigger!

Our vision continues to expand. RIDGE looks forward to working on an even broader basis with groups in our communities. These include the Land Trust that was formed as a result of the 2001 Settlement Agreement between RIDGE and MountainStar and the MountainStar Conservation Trust who manages the Stream C Corridor and the River Corridor, as well as the many other groups who are interested in the Cle Elum Ridge and the recreational opportunities it provides. This transfer of the land to the City, if accepted, will supply the impetus for the creation of even more opportunities for recreation and further acquisition of lands to assure connectivity between Upper County communities. This opportunity to work together to create solutions is VERY exciting. RIDGE and MountainStar have worked to resolve our different priorities, our different world views, and our different perspectives in order to realize each other's interests in an outcome that is great for the community. Now, all things are possible. As different groups unite, we can keep our shared vision and our goals at the forefront of our interactions. Just think of the power we will have if all our groups unite to ask for grant or other types of funding to assure this connectivity forever. Now is the time for all of us to honor and appreciate the diversity of nature, of our surroundings, of our ideas, and of each other and to explore ways to continue preserving these ridge lands as corridors of connectivity for people and wildlife. We can do this! Look at the progress we've made since the Olsen Brothers submitted their proposal for "Roslyn Heights" and 90 homes only one year ago. We can realize a shared vision for ourselves and for future generations. This will be our legacy. Let's SAVE THE RIDGE together and continue to preserve the uniqueness of our home! And let's have some fun while we are coming together as a community.



Historical Preservation in Roslyn

By Maura Woodwell

The Roslyn Historical Commission and the WA Office of Archaeology and Historic Preservation Certified Local Government (CLG) Program are now working together to actively preserve Roslyn's irreplaceable historic and cultural resources as assets for the future. This unique nationwide program of financial and technical assistance was established by the National Historic Preservation Act. In Washington, it is implemented and administered by the Office of Archaeology and Historic Preservation.

Local governments that establish a historic preservation program meeting federal and state standards are eligible to apply to the State Historic Preservation Officer (SHPO) and the National Park Service for certification. A local government that receives such certification is known as a "Certified Local Government" or "CLG."

Obtaining status as a CLG may help a local government encourage, develop, and maintain its local preservation efforts in coordination with its development plans. In addition, CLG's may apply for special grants from the SHPO; receive recognition for their preservation expertise by local, state, and federal agencies; obtain technical assistance and training from the SHPO; participate in the review of nominations to the National Register of Historic Places; participate in the national historic preservation assistance network; regularly exchange information with the SHPO; and participate in statewide preservation programs and planning.

Preservation Tax Incentives

Of great importance to the economic revitalization of historic buildings has been the use of the Federal Historic Rehabilitation Tax Credit available for

income-producing historic buildings since 1976. Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government's most successful and cost-effective community revitalization programs. The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. Current tax incentives for preservation, established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47 [formerly Section 48(g)]) include:

- 20% tax credit for the *certified rehabilitation of certified historic structures.*
- a 10% tax credit for the rehabilitation of *non-historic, non-residential* buildings built before 1936.

Economic Development and Historic Preservation

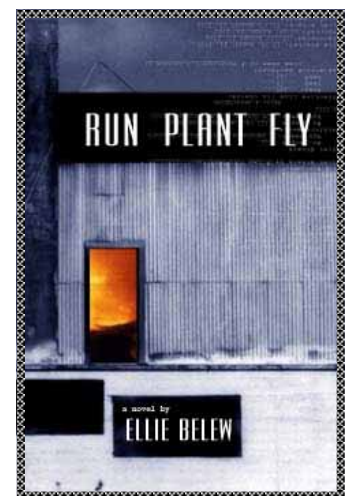
The Historic Preservation movement is well known for its efforts to preserve old buildings but there is more to the preservation movement than preserving the historical and architectural resources of our community.

Less well understood is the impact of historic preservation on economic development. While the foes of preservation often paint us an anti-development or anti-growth, the economic impact of preserving historic neighborhoods and buildings is often overlooked. Historic preservation often times increases the property values in the historic districts. Renovation produces an increase in appraisal values after renovation. In

addition, as renovation and increases in property values occur, new construction has the potential to take place on once vacant lots further increasing the tax base. Studies consistently show that not only does designation as an historic district increase property values, it consistently encourages reinvestment.



Photo by Maura Woodwell



May 24—27

A "progressive reading" where Ellie Belew will read excerpts from her novel *Run Plant Fly* at the four public libraries in Kittitas County (Roslyn, Kittitas, Ellensburg and Cle Elum) on four consecutive days.

Who Is RIDGE?

RIDGE was formed in 1988 as an outgrowth of three Town Hall meetings sponsored by the CleElum Chamber of Commerce and local businesses. RIDGE is a non-profit, grass-roots, all volunteer, 501 c3 organization. It is comprised of people who live here and who care about our Upper County communities and the economic and environmental integrity of the Upper Yakima Basin. We are dedicated to achieving a sustainable economy and ecosystem in our region.

RIDGE supports economic diversity and the preservation of the Upper County way of life that is directly linked to the forest, ridge, and river system. RIDGE is not an acronym. Our name comes from the forested ridge to the north that protects and shelters the communities of Ronald, Roslyn, and CleElum.

Our mission is “to educate the public regarding forestry and land practices in Upper Kittitas County; to be a voice for a sustainable ecosystem and economy; and to monitor and seek enforcement of environmental laws in Upper Kittitas County”.

The financial grants we have received from many foundations and the thousands of dollars we have raised from concerned individuals in our community and across the state have kept major corporations accountable to the people of our communities.

Operating in a consensus decision making process, RIDGE has a tremendous record of action and achievement and we have always relied on volunteers and the generosity of those who love Upper Kittitas County.

RIDGE Board of Directors

President: Peg Bryant

Vice-President: Doug Kilgore

Treasurer: Shannon Cernick

Secretary: Ellie Belew

Darcy Batura

Cordy Cook

Andy Januskiewicz

Myke Woodwell

Name: _____

Address: _____

E-mail address: _____

Telephone: _____

- ◆ Yes! I'll continue my support. My check is enclosed.
- ◆ Please contact me about upcoming public meetings.
- ◆ I have other things to contribute to RIDGE. These are goods or services I am willing to donate to raise funds.

RIDGE is all-volunteer charitable 501-(c)-3 organization.

Donations are tax-deductible.

Please send checks to RIDGE at POB 927, Roslyn WA 98941

CALENDAR OF EVENTS

- May 16th Soils & Compost Workshop
Roslyn Library @ 2:00 pm
Seed Exchange @ Roslyn Library 3:30 pm
RIDGE Member Meeting 6:00 pm
- May 25th Roslyn City Council Meeting @ 7 pm
- May 30th Roslyn Rider's Poker Run
- June 3rd Roslyn Library Book Club 6:00 pm
The Living by Annie Dillard
- June 6th Free Beer @ Exit 80
Playing Ellensburg Elk's Club @ 8 pm
- June 7th Roslyn Rider's Meeting @ the Club House
- June 8th Roslyn City Council Meeting @ 7 pm
- June 20th RIDGE Member Meeting 6:00 pm
- June 22nd Roslyn City Council Meeting @ 7 pm
- July 3rd Roslyn Rider's Play Day after Cle Elum Parade

Children's story time is always Tuesday
10:30 am. @ The Roslyn Library



*Come Meet the New Innkeepers at Huckleberry House
Join us for a Father's Day Barbeque/ Open House*

(Free to the Public)

June 20, 2004, 1-5p.m.

For Questions or Bookings, please call 649-2900



RIDGE

POB 927

Roslyn WA 98941

www.roslynridge.org

Address Correction Requested

