

Tunk Valley Group Notes 2-11-08

When Tacoma Lands chopped several 20's into 5 acre parcels, they agreed to certain conditions which have not be complied with . For instance there are houses up there with open septic and one house in particular that is built right over Tunk Creek. There are multiple houses using one well. The 5,000 gallon limit is probably being exceeded in these cases. The county is not enforcing the laws and regulations in the developments that have already occurred.

There should be an immediate moratorium on any further division of parcels into smaller pieces.

The question was raised: Is the bridge over Tunk Creek, built by Monty Alexander, which leads to his 300 acre development, legal?

Multiple comments about the safety of Tunk Road and specifically about the hairpin curve just beyond the canyon, which is on a sheer dropoff. Since the increase in traffic a couple people present said they had been almost forced off the road and over the cliff.

If the county cannot afford to fix that, or can't get around to it, can it be counted on to provide for all the other costs of growth? So far it hasn't.

About water: one person commented that after 10 years of consistent static readings in her well, that the readings disappeared after a neighbor used a large quantity to water down some dirt that had been bulldozed.

Difficult to get to state lands. Gates hard to open. Possibility of creating a trails system in the Valley?

Last summer's Tunk Grade Fire: The Tunk Valley Road was closed during the effort to control the fire. People had no way of getting in or getting out of the valley. Tunk Valley is a fire trap. The road is a dead end. It goes up the hill to Forest land, but the road at the top of the Valley is six inches of dust and washboardy, in the summer, and just leads to a maze of dirt roads through Federal Forest.

If the fire had jumped the road last summer, there wouldn't have been any need for Growth Management meetings.

Fire presesnts a huge hazard, because people are reckless with fire. People think they can do anything they want on their property and ignore fire restrictions.

The developments do not have emergency egress.

Many complaints about flood lights. They don't belong in Tunk.

Question: Can growth be limited in areas of historic significance?
examples: Box factory and Brown's Pass.

Tunk Valley has been historically agricultural and Timber Resource. In the mid-eighty's there were only about 25 people living in the valley. It didn't get electricity until late 50's. People were still on party -lines until about 1990. It has not residential. There is no infrastructure for that.

It is unique for having remained undeveloped so long. It should not be sacrificed to the "same old, same old" model of sprawl.

The subdivision of the Mill's land has been a disaster for the valley. And it will inevitably lead to wildfires, and the destruction of the valley. Not enough water.

DNR has been to the developments and said they will not send anyone into the development to fight fire because it is a fire trap. No way out.

How can the county, in good conscience allow people to build in a dangerous fire trap?

Many comments that there is not enough water in "Tunk Valley for all the parcels that have been chopped out of the old Mill Land, by Tacoma Land and the Chapman developments.

There must not be any commercial businesses in valley.

Tunk Valley is a Critical Area for SHarptailed Grouse. The state has bought 200 acres for winter habitat. The grouse are all over the valley and the Valley should be designated as a wildlife corridor, by the county, to save the grouse. AND to save the Valley. Tunk Valley has one of the highest populations of sharptailed grouse in the state. Tunk Valley has also been identified by State and Federal Agencies as being part of a Wildlife Corridor between the Rockies and THE Cascades.

One of the reasons Tunk is special is because Tunk Valley is at a higher elevation and has a spectacular view corridor to the west: The Cascades and the big sky and the sunsets and the northern lights and the stars. No bright lights or big structures should be allowed to ruin this perfect landscape.

What are the impacts on wildlife by the exponential increase in population that is threatened to happen if people build in Tunk's historically timber land?

What are the impacts of increases in noise and light pollution.

Wells should not be drilled until Water Adequacy Analysis has been done.

Tunk Valley is a tributary to the Okanogan River. Could the Endangered Species Act (salmon) protect the Tunk Creek? Issues of water quality (county is not paying attention to septic systems) and streamflow. (NO knowledge of the relationship between surface and ground water)

Growth management is intended to encourage population densities near urban centers to conserve energy. From Tunk Valley, it is 50 miles to the grocery store and back.

The roads in the Tacoma development are not being plowed for all the residences. Some people are getting really stuck in the winter. Will taxpayers end up paying the many costs, like this, of growth in Tunk Valley? Is it too expensive?

Growth moratorium based on lack of emergency egress?

Federal, State and Colville lands border the perimeter of Tunk Valley. Fire heads uphill into these forests which stretch for miles. What is the impact on these forests if Tunk goes up in flames? Another Tripod Fire? With casualties. There are fires every year. Allowing people to build in the timbered hills of Tunk is raising the danger of wildfire.

The question was asked, Does the county listen to us or only to the developers?

It was agreed that the Chapman development is not wanted and would be an ecological disaster.

The obstacles to fighting fire in Tunk Valley and the potential for disaster have been documented in the recent FEMA process and the county has not responded.