

June 23, 2008

To: County Commissioners

Cc: Kittitas Reclamation District Board
Mackenzie Moynahan ✓

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Kittitas County
CDS

From: Barbara Masberg, 6390 Cove Road, Adjacent Land Owner

Subject: Response to B&J Preliminary Plat (LP-08-21)

Craig and Reesa Duncan are proposing a 7 lot-3 acre subdivision on 21.57 acres bordering my property on the east and north sides. The Duncan's now reside on the property and have a driveway on the northern boundary of my property. There are also utility boxes and other infrastructure in place. I have several concerns regarding this project.

1. Manastash Creek defines the northern border of the property. The Creek is diverted up stream by landowners during irrigation season. As having clean, unpolluted water should be paramount when addressing the health of the populace, the landowner should be required to research the water situation so that any additional buildings with appropriate water and septic would not affect the ground and surface water. At the very least a larger buffer or set back should be left adjacent to the Manastash Creek as seen in other areas of the County and additional efforts by the landowner should be completed in order to ensure that Manastash Creek and other water is not contaminated. No measures have been proposed to reduce or control water impacts.
2. The water situation both surface and ground water are of very high importance. With the addition of up to 6 new wells and 6 additional septic systems in this space, an investigation as to the supply of water from the aquifer and the effect of seepage from septic systems should be made. Several wells in the area have had to be redrilled because they had "dried up" due to additional development in the immediate area.
3. Irrigation water from the Kittitas Reclamation District. The subdivision currently does not have the ability to have delivery of KRD water. The point of diversion for the Duncan property is on Manastash Road approximately 1 mile west from the Cove Road and Manastash Road intersection. No ditches or pipe exists to deliver KRD water to other landowners between this point of diversion and the Duncan property. Thus neither the Duncan's nor the future lot owners have the ability to receive KRD water. Any water plan proposed by B & J would be bogus unless a major construction project involving at least 8 other current landowners, a large amount of capital, and coordination with other agencies such as the Department of Ecology, Yakama Tribe and others would be planned, proposed, approved, and built.
4. In August 2006, Duncan installed his driveway. He changed the traditional flow of spring water diverting it by installing a 45 degree culvert. Prior to August 2006, ground water flowed from property on the west side of Cove Road through a culvert onto the easement on the property line then onto my property, then to Duncan's finally dissipating. The flow of the water was

changed when the Duncans' constructed their driveway. There is no discussion of this ground water on the application. This water has already been diverted and further excavation and diversion will have to be done I was not informed of these changes and was told by the County when the deed was done, that this had been approved by them and not by the Department of Ecology who has jurisdiction.

5. The subdivision, according to the SEPA document would generate 70 vehicular trips per day, but indicates that there needs to be no measures or controls in place to reduce impacts. I disagree. The road for the entire subdivision is 5 feet from my property line. A severe impact with prevailing winds creating a dust cloud as each vehicle drives up the driveway. This dust cloud would blanket the immediate land with garden in which vegetables for consumption are grown as well as the area which houses poultry. This directly affects the health of the residents. Mitigation must occur in order to alleviate these issues. Minimally paving the driveway and screening or perhaps a buffer with vegetation should be established. No measures have been proposed to mitigate these problems.

6. Lights and Noise. No information is given about reducing or controlling the impacts from the additional homes in the area including aesthetics, lights and safety to users. Homes would have lights and exterior lighting in particular would cause considerable light pollution. The additional traffic at night with lights would also create light pollution. The light would interfere with the basic rural nature of the area thus resulting in an impact on the area. One mitigation could be the requirement of low level exterior lighting angled to the ground so that the rural nature of the County is not completely annihilated by bright lights. Also screening and other measures should be in place.

7. Additionally Cove Road is used extensively for recreation as noted by the Duncan's however there is no indication of the effect of safety to users with increased traffic especially on a road with steep ditches. The very nature of rural life would be compromised. Mitigation measures would have to be addressed such as widening Cove Road in order to have a biking/walking lane and screening.

8. With an increase in human use there would be an increase in fire hazard and the inability of the property to get KRD water delivered is questionable so the property would not be irrigated.

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