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May 22, 2017  
Kittitas County Community Development Services  
411 N. Ruby St, Suite 2  
Ellensburg, WA 98926  
RE: Rezone PD-16-00001

RECEIVED  
MAY 23 2017  
Kittitas County CDS

Dear Community Development Services;

I returned home after being away for two weeks today to find the notice of application for this development. Given that the project seems to have been in the works since, at least, 2015, one might hope for a little more advanced notice for study and comment in such matters. Such quick turnaround gives the impression that public scrutiny is not desired.

So, in the interest of time, let me briefly suggest several things I believe need to be resolved before a rezone is approved.

1. A corner of the property touches on Currier Creek, a creek that has seen flooding in the past two years. We are learning the hard way that simply turning empty land into high density housing in this part of the valley can create water problems and a study of how high density housing will affect water runoff here simply must be done before this re-zone is approved.
2. The parcel seems to be land locked, with no access road. It is impossible to intelligently anticipate how this development might affect traffic without some idea of how people will come and go.
3. I could find no plan for division of the property into parcels, so it is impossible to gauge the ultimate density of the development or the effects of such housing on low density neighbors. Certainly some plan for housing parcels must be presented to make an intelligent decision. There will certainly need to be some set-backs for the surrounding low density homes.

Certainly these are reasonable things that would give those in the neighborhood the kind of information that they would need to help understand if turning a land-locked piece of low density property into inner city density is a good idea here.

Thanks!



Al Sandalow