

## Jeff Watson

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**From:** Tom Hamerlinck <tom@thamerlinck.com>  
**Sent:** Monday, May 23, 2016 9:04 AM  
**To:** Jeff Watson  
**Cc:** 'gdhamerlinck@gmail.com'  
**Subject:** Mitchell (SP-16-00001)

Mr. Watson –

My name is Tom Hamerlinck. My wife, Gail, and I own property contiguous to the above-referenced proposed short plat, which contemplates dividing an 81-acre parcel into three 20-acre parcels and one 21-acre parcel.

The subject property in the proposed short plat is zoned Forest and Range. If the proposed short plat is permitted, the landowner has stated that he intends to build residences for resale on each of the 20-acre parcels. In order to create a building site, the landowner would need to remove one acre from Forest and Range designation, which would leave only 19 acres in the Forest and Range parcel. In light of the fact that Section 17.56.040 of the Kittitas County Code provides that the minimum lot size for property zoned Forest and Range is 20 acres, would the landowner be permitted to create a 19-acre Forest and Range parcel?

Because public comments on the proposed short plat are due next week, I would appreciate receiving your reply as soon as possible.

Thank you for your attention to this matter.

Tom Hamerlinck