

December 30, 2016

Matt & Jessi Webb  
6280 Badger Pocket Road  
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DEC 30 2016  
Kittitas County CDS

RE: Brownlee SP-16-00004 Comment

My wife and I are adjacent neighbors (directly to the east) of the Brownlee Short Plat proposal. We believe that the applicant has not taken into consideration the following; General statement, water & access.

#### Issue 1. General Statement

The proposal states the following: “a well will be shared and there will be no residential development planned. Future development of lot 1, if any, will share use of an existing well on Lot 2 and have its own on site septic system as allowed by code at the time of development.”

We believe this statement seems to be contradicting! Is there future development or is their not ( a lack of transparency)? If there is future development has there been approval from the Cascade Irrigation District for running water lines under their canal?

#### Issue 2. Water:

We believe that the applicant has not submitted any information reflecting how this proposal of a short plat complies with the GMA pertaining to adequate water. As stated in the recent Hirst Decision: “In order to comply with GMA counties must receive sufficient evidence of an adequate water supply for building permits or subdivisions before the county may authorize development. RCW 19.27.097(1) provides in relevant part: Each applicant for a building permit of a building necessitating potable water shall provide evidence of an adequate water supply for the intended use of the building. In addition, RCW 58.17.110(2) provides: A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for ... potable water supplies.... through these statutes, the GMA requires counties to assure that water is both factually and legally available. Kittitas County, 172 Wn.2d at 179-80.”

The applicant has not provided any evidence of adequate water for this subdivision proposal to the county.

#### Issue 2. (a) Irrigation Water

There is no supporting evidence provided by the applicant on how this subdivision does or does not affect senior water right holders in the area, specifically Cascade Irrigation District canal, which runs through the property.

There is not an irrigation distribution plan approved or approval in the file by the irrigation district meeting the County Code requirement?


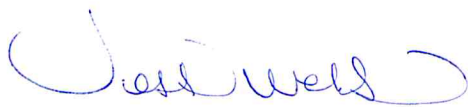
Issue 3. Access:

The access to Lot 1 seems to be through an agricultural easement (Rec. # 200404200018). This easement, within the title report, states it is an agricultural easement. We specifically request that if this proposal goes through that this access stays an Agricultural easement and not an access for a single-family residence. This will guarantee that the existing easement stays true to the intent and that another home will not be allowed on Commercial Agricultural ground therefore further protecting commercial ag. resource lands and not creating additional rural sprawl and loss of Commercial Ag Resource lands.

Please include us on the mailing and notification list on any further processing of this subdivision proposal.

Thank you for the opportunity to comment on the Brownlee Short Plat File No SP-16-00004.

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