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April 21, 2021

Kittitas County Development Services
411 N. Ruby St., Ste 2
Ellensburg, WA 98926

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Kittitas County CDS

RE: SE-21-00006 Nunnally

To whom it may concern:

I have been asked to address you on behalf of Kimberly Millen Brown and Richard Brown who reside at 2440 Hansen Road, Ellensburg, Washington, which is immediately north and west of properties included within the Nunnally proposal known as "Manastash Estates."

The property involves 13 separate parcels of property purchased by the developer to accommodate single family dwellings within the AG 20 zoning of Kittitas County. It is apparent from the maps attached to the application that basic access roads would be provided to serve all of the parcels entering onto Strande Road to the southeast of the development.

The application makes it clear that the actual development of each parcel will be the responsibility of the owner of each parcel, so it is apparent that the developer plans on putting in the basic infrastructure and then selling the properties undeveloped.

As this property is in the green zone of Kittitas County, each of the properties will have to acquire water from a water bank, either private or public, and the wells drilled on each of the 13 parcels would be subject to the restrictions currently in effect as to quantity withdrawn each day.

CONCERNS AND OBJECTIONS

The Browns have the following concerns and objections in regard to the proposed development:

1. The Browns currently have a 110' deep exempt well that has been in existence for decades. Over the past several years, the well's production has dropped to approximately 1 gallon/minute, and the pump is set as far in the well as is possible based on its current

configuration. The Browns are extremely concerned that 13 new wells drilled in the proximity to their well could possibly affect the production/static level of the well such that it would cause the Browns to have to deepen or re-drill their exempt well in order to provide domestic water.

2. Development Services should also be mindful of the location of the Browns' septic system as currently the Health Department requires a certain distance from the Browns' septic system for the location of any new wells as well as the location of septic systems on the new parcels, as they might affect the Browns' well location. The Browns' well is located south of the Manastash Creek within 15 feet of their south boundary, which would then be the north line of several of the existing parcels.

3. Since 2006, Kimberly Millen Brown has been the owner of SACRED PLACES OF SPIRIT, an alternative medicine practice and healing and retreat center and outdoor sanctuary that focuses on inner and outer physical, emotional, mental, and spiritual wellbeing and healing.

4. The physical location additionally is intended to provide an environment for quiet and peaceful surroundings are integral parts of the healing experience. Mindful practices and respect of the land and animals have always been understood and valued. The development of 13 houses immediately to the south and east of the Browns' property will materially affect their current environment which has been until now, agricultural land which had been rill irrigated, and the noise of farm equipment and harvesting occurs only at very specific times during the year. The previous use has not been pasturing or keeping of animals, and therefore, the introduction of domestic houses and the size of the acreage will mean additional animals and other domestic uses will be permitted.

5. Currently it is our understanding that Kittitas County does not have a noise ordinance per se, and therefore, based on the size of the acreage it is entirely possible that some of the homes could incorporate a small recreational motorcycle track around their acreage, or undertake some other use which is noisy, distracting, and extremely disturbing. It is hoped that the County will develop a noise ordinance in the near future to require recreational motorcycle and other noise producing uses within the County to meet certain noise requirements. At current, no such noise restriction or prohibition exists and many people moving from an urban setting to this type of more open land believe that their use is without limits and forget to be good neighbors.

6. It is expected that each of the properties being developed will desire to have some form of yard light or other illumination, and therefore, the invasion of light pollution is also an anticipated issue in regard to this development.

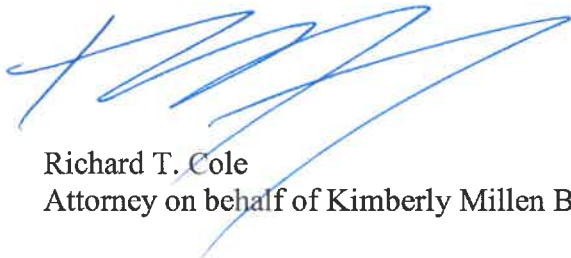
7. The development will necessarily remove this property from agricultural production and will materially change the character of the land, and surrounding neighborhood and therefore negatively affect adjoining properties.

8. The Browns will be adjacent to lots 1, 3, 4, and 5, as the lots are now configured by the site plan submitted. Portions of these lots were all subject to most recent flooding of Manastash Creek.

9. The Development Services should make sure that the Kittitas County Reclamation District distribution plan for this acreage is properly acknowledged and followed pursuant to KRD's instructions, and that individual landowners are made aware of their responsibility to keep this irrigation water contained within the boundaries of their own properties, and not to flood adjoining acreages. In the past Lot 1 has flooded the Brown's basement to a level of 3 feet until conversion to sprinkler methods; if the new owners of Lot 1 go back to flood irrigation methods, a problem could result.

10. It is important that because of the nature of this development, which is a quick turn of this property to 13 different private owners, that the County Development Services make sure that appropriate requirements are put on the development and reflected on each of the parcels so as to ensure conformity with CDS requirements and that conformance to the Kittitas County Zoning Code is adhered to.

Respectfully submitted,



Richard T. Cole

Attorney on behalf of Kimberly Millen Brown and Richard Brown

RTC/ts

cc client