

9/13/2024



Kittitas County CDS

To whom it may concern,

The proposed re-zoning of Flying A Land is concerning to me as it should be to everyone else that resides in the area. The property does not seem to fit the requirements for a development of this scale. In the letter I received the current landowner states that the "approximately 110 properties would range from .25 to 20 acres". We all know if this is allowed the nearly 200-acre hay field will be turned into over 500 homes given 35% of the land will be roads. This is not something we need in this valley. Hundreds more homes taking our farmland, encroaching on the people that have tried to have space only makes the people that it's lining the pockets of happy.

The proposal states that there are existing wells on the property. Is this insinuating that old farm wells will supply a huge development with potable water without alteration? There has been an increasing issue in this valley with the water table for years. The problem is that we know about it, however our county somehow keeps letting more and more wells get drilled every year. Immediately after Game Bird development was finished, less water volume was very noticeable to me and neighbors as well. Game Bird is on a much smaller scale than what is proposed, which concerns me and others greatly. What will be done for the people this affects, anything? Who will be drilling all our wells deeper when they dry up? When the wells of all the neighbors dry up who will be paying for this? Why should we all need to shell out thousands of dollars because a few people want to get rich off of a development.

Among the many issues this proposal directly points out, there are issues not disclosed. One of the major flaws I see right away, is the lack of septic or sewer. Beings the development would be in county jurisdiction each home would need its own septic system. With this many homes in such close proximity, I would imagine septic systems would need an environmental impact study to disclose concerns.

The land is currently zoned AG-5, I don't believe that should change. The letter suggests that re-zoning this land is imperative due to the lack of housing in this valley. If that is the case, there is plenty of other land around the valley that would be less devastating to existing neighbors. Though the point here is that the Kittitas valley is not the place for DR Horton style, quarter acre lot city subdivisions. Maybe keeping that sort of thing inside city limits where the infrastructure can handle this would be wiser. The majority of people in

this valley live here because of the quite open freedom. Building cookie cutter developments like big cities have, is not the image we appreciate here. If we keep allowing Black Horse type developments this valley will be a replica of Seattle's suburbs, with a dried up Aquaphor.

I could keep bringing up flaws in this proposal that pose concern like the increased traffic on an already narrow mal-policed road, the increased property taxes for neighboring properties, claim of "unfit for growing and rocky ground" after a bountiful alfalfa crop this year but I think there are already plenty of valid concerns. I think we can all see that there are many issues with the proposal that would need more clarity before something like this can be approved.

Thank you,

Dustin Millett