

Deer Meadow LLC
P.O. Box 219
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Kittitas County CDS

September 30, 2026

Kittitas County Community Development Services

RE: Brown Road Estates II (SP-26-00010)

Applicant: Brown Road Estates LLC (Property Owners)

Dear Kittitas County Community Development Services:

I am writing in opposition to the Brown Road Estates II proposal and would like to provide some history regarding this property, its agricultural use, and Brown Road.

My family purchased this property in 1960, and it remained in agricultural use from 1960 through 2025. During the 1970s, the property was zoned as a 3-acre agricultural parcel. When the County determined that 3-acre zoning was not appropriate for agricultural areas, we petitioned to have our property placed in the 5-acre Rural Agricultural zone.

We understood the significance of that zoning designation and what applying it to this particular property would mean. I also served on the Kittitas County Planning Commission for many years, giving me a firsthand understanding of the County's planning and zoning considerations.

The property is designated Rural Residential, and I do not believe that a 2.5-acre development is consistent with that designation or with the surrounding land uses. A development of this density does not foster the traditional rural lifestyle of the area and is not compatible with the surrounding agricultural operations.

When we sold the property through Dairyview LLC, we did so with the understanding that it would be developed as a 5-acre residential development that would be compatible with the surrounding agricultural practices. Had I known that the owners of Brown Road Country Estates would pursue a substantially different type of development, I would not have agreed to sell the property to them.

I also find it ironic that a development called "Brown Road Country Estates" would seek to create 2.5-acre lots. In my view, 2.5-acre lots do not reflect what has traditionally been understood as a country estate in this area.

This proposal directly abuts 20-acre zoning and is located next to a viable farming operation. The Urban Growth Area is located to the north and east of Ellensburg. Approval of this proposal could establish a precedent for similar development on the west side of the valley.

I am also concerned that the proposal would result in the conversion of agricultural land in conflict with the County's agricultural conservation objectives under the Growth Management

Act. WAC 365-196-815 requires development regulations that address the conservation of designated agricultural land and identifies Transfer of Development Rights (TDR) as a tool for transferring development rights from agricultural lands to appropriate urban receiving areas.

Allowing four 2.5-acre residential lots on AG-5 land constitutes a conversion of agricultural land and would increase rural residential density, the number of wells, on-site sewage systems, driveway access points, and demand for rural services. These are precisely the types of scattered rural development impacts that the County's TDR program was designed, in part, to help reduce.

Brown Road

I would also like to address the significant concerns this proposal raises regarding Brown Road.

Brown Road is a rural road between Hansen Road and Umtaneum Road. It has no shoulders and is regularly used by pedestrians, children, bicyclists, and horseback riders. Although the posted speed limit is 35 mph, many drivers do not observe that limit, including hay trucks, construction vehicles, and vehicles associated with the applicant.

I have personally experienced this many times while traveling on Brown Road and have observed vehicles traveling at speeds at which I cannot safely keep up.

Adding additional residential lots and traffic will place further pressure on Brown Road and the residents who currently use it. Has the County evaluated whether Brown Road has the capacity to safely accommodate this additional development? If significant improvements are required, the cost of reconstructing Brown Road could be in the millions of dollars.

Water and Wells

Water availability is another significant concern. There is already a recognized shortage of water resources in Kittitas County. If this application is approved, I believe the development should be required to use a community water system rather than adding additional individual wells.

I also request that any future applications associated with Brown Road Country Estates be subject to the same community-water requirement.

Anderville Lane

Finally, as the owners of Anderville Farms, we take exception to the naming of the proposed road "Anderville Lane." We have no affiliation with Brown Road Country Estates and do not consent to the use of our farm's name in connection with this development.

For all of these reasons, we respectfully request that Community Development Services **deny application SP-26-00010**. We request that Community Development Services make specific written findings addressing each of these issues before any approval of this application is granted.

Please provide written notice of the administrative decision so that we may exercise our right to appeal under KCC Chapter 15.A.07, if necessary.

Thank you for your consideration of these concerns and for reviewing the potential impacts of this proposal on surrounding agricultural land, existing residents, roads, water resources, and the rural character of the area.

Respectfully submitted,

Arlein Anderson

Arlein Anderson

Owner, Deer Valley LLC

Owner, Anderville Farms

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