

Kittitas County Community  
Development Services  
411 North Ruby, Suite 2  
Ellensburg, Wa 98926

Attn: Kelly Bacon, Staff Planner

RE: Large Lot Application: LP-21-00002 Zito

I am writing this letter as a response to the above Large Lot Application. Please include me in any future correspondence associated with this application. I am sending this letter both electronically to [Kelly.bacon.cd@co.Kittitas.wa.us](mailto:Kelly.bacon.cd@co.Kittitas.wa.us) and the above mail address.

I have reviewed with interest the State Environmental Protection Act (SEPA) Environmental Checklist. I have a couple of questions that I feel should have been or should be addressed before this project is approved. I appreciate the opportunity to comment.

I am containing my comments only to the SEPA as it appears to be the only document that addresses this project.

I understand that this project would subdivide lands creating 8 new lots adjacent to Wilson Creek Road. I have no objection or issue concerning the sub division of this property. However there are a few things that I feel should be addressed. This application states that the intent is to subdivide the property. I understand that the classification would remain Ag-20 zoning. As Ag-20 zoning, potential building sites would be permissible on each lot. The SEPA tends to go back and forth between the issues associated between lots and the issues associated with buildable lots. I also know that this would be at the buyers intent. Both of these alternatives should be thoroughly evaluated prior to approval.

SEPA #7 States there are NO plans for additions, expansion or further activities. Which is it? Evaluating subdivisions or evaluating potential of building? This needs to be consistent through out the document.

I understand that some of the lots would include areas that are covered by the current moratorium on well drilling in Kittitas County however I never see this mentioned in SEPA. Should not readers be advised of this critical area?

I am especially interested in Section 3 Water. The SEPA states that there is a type 4 water course with NO water Chanel found. Examining the ortho photos and other maps provided with this application clearly shows a water course. It would appear that this water course has water in it most, if not all year. This water course, locally known as the Haberman Ditch, is clearly visible. This Ditch comes off of Whiskey Creek located on adjoining properties known as Triple Creek Ranch LLC. I know that Whiskey Creek is of critical importance to the local tribes, Trout Unlimited and others hoping to re-establish fish passage to the upper Nanum Creek. Is there any water right associated with this Ditch? If there is a water right what is the plan for it associated to this subdivision? Exactly what is the water right and how is it that measured? Is there any metering or measuring devices associated with the water in the Haberman Ditch? Could this water right be sold? If the water right were to be sold would any of the sub divided lots be entitled to any water from this Ditch?

The future plan for this Ditch must be clearly examined and clearly evaluated for any and all issues. I understand that this Ditch has historically been used as water for Triple Creek Ranch cattle. Is there any other historical or recent uses for this water? I can see a pond on some photos/maps. Does this Ditch supply water to this pond? Does that meet the water rights? How would that use continue in the future?

David F. Johnson

Respectfully submitted  
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