Kittitas County Community Development Services
411 N. Ruby Street Unit 2
Ellensburg, WA 98926

Ellensburg Building and Planning Department
501 N Anderson
Ellensburg, WA 98926

Subject : 963361 CRYTYL Enterprises Pfenning Road
Adjacent landowner comments: 12391 NTJ Enterprises Pfenning Road
Also referencing : 12390 Gunderson Trust Penning Road

Dear Planning Departments,
Thank you for seeking my input regarding the CRYTYL Enterprises housing development to the south and east of me. After reviewing the map detailing the proposed plat, I only have one , but a very significant, concern.
The access designated a half street off of Penning running between my property 12391 and the Gunderson Trust 12390 property assumes that the remaining future half street will come from my property if and when I develop it. That is a poor and unfounded assumption.

There are two facts that make those assumptions incorrect.

1. Access to my five-acre parcel from Pfenning Road is already present and useable and in compliance with all of the access requirements -the planting strips, curbs, sidewalks and utilities in place and approved.
   I have no need nor ever will need to build half a street on the SW corner of my property. My property cannot be taken from me for that use.
2. An obvious solution is using easement on the Gunderson Trust lot to the immediate south of me. It has a permanent 40 foot easement where the CRYTYL projects road and sidewalks and the 90 degree curve can easily be built .

My property has absolutely no role in the new housing development. Since there are no other barriers to designing the new road within the easement, which was put in place years ago to give full access to the land behind Gunderson , I believe this is a cost issue. I have no role in sharing or reducing the cost of CRYTYL Enterprises project.

It occurs to me that there may also be a safety issue with residents of 36 new homes trying to navigate a half street and a curve every day with my fence as a barrier on the north. In the event of an emergency the congestion could be prohibitive.
Thank you for seeking my input and honoring my property boundaries.

Nancy Jewett
NTJ Enterprises LLC/ 4760 Hanson Road/ Ellensburg WA 98926/ 5098993466/nancyjewett@yahoo.com