

January 3, 2024

Kittitas County Community Development Services

411 N. Ruby St. Suite 2

Ellensburg, WA 98926

Re: Horish Shoreline Variance, SV-23-00001 Response

Dear Bradley Gasawski,

Just a little history – Our family has owned this property for 57 years. We leased parcel 546534 to Scott & Michele Montgomery (Three Peaks Outfitters), for pasturing their horses, for over 20 years. The parcel has KRD irrigation and there is an irrigation ditch running north and south to parcel 516534. We sold parcel #546534 to Montgomery October 2020. I am carrying the contract and had my attorney draw up the real-estate purchase and sale agreement. There are provisions which were agreed on by both seller and buyer for the following mutually agreed upon conditions: a. Seller reserves the right of easement to access Kittitas Co. Parcel # 516534, property which lies due north of Lonzo-Horish west field. b. Seller has first right of refusal if buyer wishes to sell a portion of the 41.73 acres. Purchase price will be the same price buyer purchased the land from seller.

My late husband, Paul and I, decided to sell the 25.15 acres parcel #516534 in 2021. We were approved, by the county, for a single family dwelling (Benchmark elevation 1,848.17) in January

2022, a well site was approved using option A. In August 2023 a well was drilled by Tumwater Drilling. Please note, the home site will be 5 to 6 acres and the remainder of the 25.15 acres will be in conservation reserve. I am a responsible advocate for preservation of land!

A year after Montgomery purchased parcel #546534, they asked to meet with me to address the concerns they had about the potential buyers of parcel #516534 having to go through their two horse gates and dealing with 40 plus horses. Hence, we agreed Montgomery would give us a 30' wide easement bordering our east & south property lines replacing easement Q. Chris Cruse did the relocation of the easement and it was recorded September 30, 2022, Auditor's No. 202209300044.

To be clear, I did not "abandon" my easement. This is the only practical alternative, without encroachment over the pasture, for driveway alignment as parcel #546534 was sold in 2020.

Because of the proximity of the driveway to parcel #516534, Ed Sewall, Wetland Consulting Inc. updated his critical area report to mitigate the wetland D portion for the new driveway. Ed sent the 54 page report to Jeramiah Cromie.

The driveway project is on pasture not a wetland and is not in a flood zone. The elevation is 1841' to 1852'. Ed Sewall's report noted, a tributary stream passes through the east side of the site and drains to the north into the Yakima River. This stream is erroneously mapped on the County, NWI and WDNR Fpars mapping, which shows the stream diagonally across the site entering the Yakima River much farther west than it does in reality." The southern stream is" miss-mapped on the various

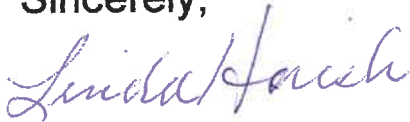
inventories and is actually located east of its mapped location.”
See attached drone picture taken March 2023.

Also, Ed's wetland delineation report noted the southern border soils are not indicative of wetland soils. The southern portion has irrigation runoff!

The proposed driveway will not have any ground disturbing actions that would destroy any archeological or historic resources.

Gravel will only be placed on top of pasture land. There will be no vegetation clearing/removal to accommodate driveway construction.

Sincerely,



Linda Horish

Enclosure: Drone picture



