

## Ellie Myers

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**From:** Luke Bergford <lbergford@imcoconstruction.com>  
**Sent:** Tuesday, July 29, 2025 10:21 AM  
**To:** Ellie Myers  
**Subject:** Opposition to Proposed Brown Road Short Plat (SP-25-00009)

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To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed Brown Road short plat, SP-25-00009, which seeks to subdivide property currently zoned as Agriculture 5 (Ag 5). The proposal is in direct conflict with the intent and integrity of the existing zoning regulations and threatens both the rural character and agricultural viability of the area.

The justification for this subdivision appears to rely heavily on a misapplication of Kittitas County Code 16.12.040(1)(iii)(c). This section of the code—meant to provide exemptions only under narrow, specific conditions—is being misconstrued to permit land divisions that clearly violate the purpose of Ag 5 zoning. That designation was established specifically to preserve agricultural land by limiting development to parcels of five acres or more. Using this code section as a workaround sets a troubling precedent that undermines the County’s Comprehensive Plan and weakens long-term land use protections.

It is also important to note that the property in question is not located within an Urban Growth Area (UGA). The proposed plat runs counter to established growth management principles, which concentrate higher-density development within UGAs. Farmland outside these boundaries should remain shielded from speculative development driven by short-term financial interests, which do not reflect the values or needs of the broader community.

Further subdivision of productive agricultural land into smaller residential parcels will not only erode the rural character of the valley but also contribute to the continued loss of farmland and open space. These landscapes are integral to Kittitas County’s identity and sustainability. Once they are fragmented and developed, the open space that defines the region is permanently diminished. Upholding Ag 5 zoning is essential to preserving the valley’s agricultural heritage and maintaining the rural qualities that make this county unique.

I strongly urge Community Development Services and the Board of County Commissioners to deny this short plat application and stand by the County’s zoning ordinances, Comprehensive Plan, and the long-term interests of Kittitas County residents.

Sincerely,  
**Luke Bergford**

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