

From: [Chad Bala](#)
To: [Rachael Stevie \(CD\)](#); [Jeremy Johnston](#)
Cc: [Dan Carlson](#); [Pat Deneen](#); [Mike Jones](#); [Steve Lathrop](#)
Subject: Bull Ranch Plat, File No. LP-21-00001
Date: Wednesday, April 21, 2021 12:45:13 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

My name is Chad Bala, and I would like to thank you for the opportunity to comment on the Bull Ranch Plat project (LP-21-00001).

I am the representative for the adjacent landowners to the south (Schuler Deneen Family Ranch LLC & Teanaway Ridge LLC). As for some background information of our property that is adjacent and to the south of this proposal (a total of 145 +/- acres). Recently 105 acres of our property was annexed into the City of Ellensburg's City limits and rezoned appropriately. With that said we have the following comments to be considered as part of this proposal.

Access:

Proposed Road A (Major Collector) is adjacent to our northern property boundary. We would be willing to work with the applicant to see if possible whether or not a joint access could be considered. This access would not only serve this proposed development, but also serve as a future access point to the adjacent property to the South.

Irrigation:

In reviewing the stormwater report for the proposal, it references irrigation structures that provide irrigation water to our property. We request that if there is any disruption/improvements to our irrigation system that we our contacted and discussions occur so that we don't lose our continued ability to irrigate our land to the south of this proposal.

Stormwater:

The proposal seems to reflect two stormwater ponds to serve the 138 lot development. Pond 2, which seems to be the larger of the ponds, sits directly behind proposed lots 31 thru 37. Our concern is that Pond 2 is directly above our property to the South (in elevation) and we are not sure of the unintended consequences that this pond can have on our property to the South due to the topography within this area.

Again, I would like to thank you for the opportunity to comment on this proposal. We are in support of this project and are more than willing to work with the applicant regarding our concerns listed above.

Please confirm that you have received this email/comment for File No. LP-21-00001.

Regards,

Chad Bala

Terra Design Group Inc., Land Use Consultant

PO Box 686

Cle Elum WA 98926