

DOROTHY A EDWARD DANIS
1970 GAME FARM RD
ELLENSBURG WA
98926-7853



RECEIVED

JUN 7 2005

KITITAS COUNTY
CDS

Ms. Jan Sharar

City Dev. Services

Re: Møllergaard Zoning at
Game Farm



STATE OF WASHINGTON
DEPARTMENT OF HEALTH
1500 West 4th Avenue, Suite 305 • Spokane, Washington 99204
FAX: (509) 456-2997

February 6, 2006

Laurin Mellergaard
751 Mellergaard Road
Ellensburg WA 98926

Dear Ms. Mellergaard:

Subject: Game Farm Estates; Wilson Creek Water System; Water System Plan; PWS ID AB3256
DOH Project 06-0202

The documents for the above project were received in this office on July 5, 2005 and are now in the review process. WAC 246-290-990 authorizes a schedule of fees for the review of water system plans, reports, and construction documents. A fee will be charged for the review and approval of your engineering documents. You will receive an invoice for payment after our initial review of the documents. Payment is due at that time. A copy of the fee schedule is enclosed. The base fee includes two reviews of the project. Additional reviews, if required, will be invoiced separately.

This project has been assigned the following unique DOH Project # 06-0202, which must be used on all future correspondence or submittals pertaining to this project.

This letter serves as official notice that if you commence construction without all required approvals under Chapter 246-290 WAC, you and any person assisting you may be subject to a penalty of up to five thousand dollars per service connection and you may be required to expose system components for DOH inspection at your expense. The Department is under no obligation to accept or approve any component installed or constructed prior to approval.

If you have any questions, please feel free to contact me at (509) 456-2453.

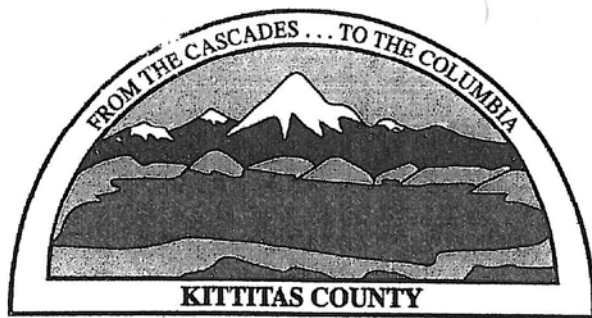
Sincerely,

Tom Justus, PE
Regional Engineer
Office of Drinking Water
Division of Environmental Health

Enclosure

cc: Kittitas County Health District
Brad Card, PLSA
Karen Tusa, DOE
Kittitas County Planning





PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

March 7, 2005

Eastside Consultants
516 East First Street
Cle Elum, WA 98922

Dear Mr. Nelson,

We have received the proposed Game Farm Cluster Plat, located in Section 32, Township 18N, Range 19E, south of Game Farm Road.

We have also received the \$625.00 plat submission fee (receipt #004885).

For plat approval both Sewage and Water Availability must be satisfactorily addressed.

For sewage disposal you have two options.

1) **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2) **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Where an existing home is located on one of the parcels within the proposed plat, a review of the on site sewage files is accomplished to ensure that the structure has an approved oss permit and inspection. If no permit exists or the system was not inspected at the time of installation, a new sewage system permit must be obtained and the existing system abandoned. The new system design must be reviewed and approved prior to final signature of the plat. The proponent shall install the new system as per directive by the Health Officer in accordance with current rules and regulations.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies Proof of potable water supply can be demonstrated four ways:

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH

- 1) Public Utility Water Supply Applicants - shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
- 2) Group "A" Public Well - If you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, the Washington State Department of Health is the regulatory authority for approving Group A systems. Mr. Tom Justus is the Regional Engineer for Kittitas County. His office is located in Spokane, Washington. His contact number is (509) 456-2453. We will require written verification that DOH has approved the system prior to final plat approval.
If you have not secured a water right for potable use you must contact the Washington State Department of Ecology-Central Region Office- Yakima Washington, telephone number (509) 575-2800 to begin the process of obtaining a water right.
- 3) GROUP "B" PUBLIC WELL – The Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed, and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.
- 4) INDIVIDUAL WELLS - The submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

Once we have received and reviewed complete information, we will notify Community Development Services through our EH Checklist that you have satisfactorily addressed health department requirements.

Sincerely,

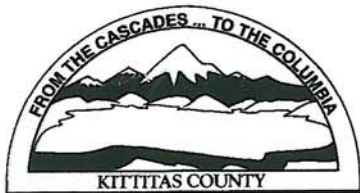

John J. Wolpers, III REHS R.S.
Kittitas County Environmental Health Director

cc: Community Development Services
cc: Lauren Mellergaard

To Protect and Promote the Health and the Environment of the People of Kittitas County

PUBLIC HEALTH

7



Kittitas County Community Development Services

Darryl Piercy, Director

Date: April 19, 2005
To: Kittitas County CDS
Jan Sharar, Staff Planner
From: Derald Gaidos, Fire Marshal
RE: P-04-08 Mellergaard

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APR 21 2005

KITITIAS COUNTY
CDS

After reviewing the information I have the following requirements:

- Roads shall meet or exceeded Kittitas County Road Standards for emergency vehicle access.
- Fire Flow will be required for this development due to the density of lots. This can be accomplished with fire hydrants system, drafting ponds and or water tanks. 1000 GPM for 45 minutes of total storage capacity designated for fire fighting.

If any questions arise, please call.

Derald Gaidos



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2600

8

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APR 15 2005

KITTITAS COUNTY
GDS

April 14, 2005



Your address
is in the
**Upper
Yakima
watershed**

Jan Sharar
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Dear Ms. Sharar:

Thank you for the opportunity to comment on the pre-threshold determination for the divide of 74.53 acres into 28 lots, proposed by Laurin Møllergaard [P04-08]. We have reviewed the environmental checklist and have the following comment.

Water Quality

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.

Please contact Ray Latham, of the Washington State Dept. of Ecology, at (509) 575-2807, to determine if your site needs such a permit.

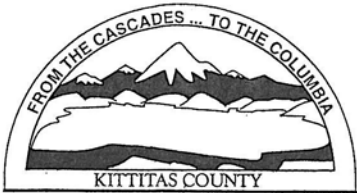
Water Resources

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012





Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: X Kittitas Reclamation District
 Cascade Irrigation District
 Other

FROM: Jan Sharar, Senior Planner *JS*
 Kittitas County Community Development Services

DATE: 04/14/05

RE: Game Farm Cluster Plat Application
 P 05-07

The County has received the referenced application for a cluster plat. Preliminary plat approval is contingent upon provisions for an irrigation water right-of-way for each parcel. In addition, completed irrigation water distribution facilities may be required if the subject property is classified as irrigable by said Irrigation District per RCW 58.17.310.

Enclosed, find a copy of the original preliminary plat drawing. Accordingly, please notify our office in writing of any requirements so that administrative actions may be complete in a timely manner. **Failure to respond to this notice within two (2) weeks shall be interpreted as no action required.**

Jan Sharar

From: Keli Bender [krd.keli@elltel.net]
Sent: Friday, April 22, 2005 12:45 PM
To: Jan Sharar
Subject: Game Farm Cluster

Hi Jan;

This is in regards to the Game Farm Cluster Plat application. This plat is within our district boundaries and all parcels contain irrigable ground. All conditions set forth in the KRD General Guidelines for Subdivisions will need to be met prior to approval from this office. If you need further information, please let me know.

Thank you.

Keli R. Bender
KRD Lands Clerk

4/22/2005

Kittitas Reclamation District
P. O. Box 276
Ellensburg, WA 98926
Phone: (509) 925-6158
Fax: (509) 925-7425
www.elltel.net/krd

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MAY 26 2005
KITTTAS COUNTY
CDS

May 24, 2005

Mr. Laurin Mellergaard
751 Mellergaard Road
Ellensburg, WA 98926

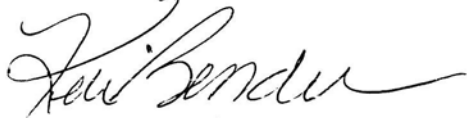
Dear Laurin;

This letter is in regards to the Game Farm Cluster plat.

You have satisfactorily met all conditions set forth in the Kittitas Reclamation District General Guidelines for Subdivisions therefore; this plat has been approved.

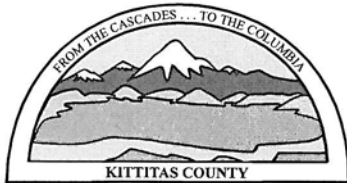
Thank you for taking the time in meeting our requirements. If you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely,



Keli R. Bender
Lands Clerk


cc: Jan Sharar, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Community Development Services
FROM: Joy Potter, Engineering Manager 
THRU: Paul D. Bennett, P.E., Director of Public Works
DATE: March 31, 2005
SUBJECT: Game Farm Cluster Subdivision



Our department has reviewed the Cluster Subdivision application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
 - "Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:
 - "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
1. Private Road Improvements: Access shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels. (See current Kittitas County Road Standards)
 - a. Access Easements shall be improved to a minimum of 60'. The roadway width shall be 22', with 1' shoulders = 24' total width.
 - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement BST/ACP.
 - e. Maximum Grade 8% flat, 12% rolling or mountainous.
 - f. Stopping Site Distance, reference AASHTO.
 - g. Entering Site Distance, reference AASHTO.
 - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Page 1 of 2

- i. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - j. All roads located within this development and/or provides access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
2. Road Frontage: In accordance with Kittitas County Road Standards 12.01.090(B), road frontage improvements will include removal of irrigation water from the road right of way to be relocated in the 10' utility easement. The shoulders shall be improved to 4:1 slopes.
 3. Storm Water: A storm water plan shall be submitted for review and approval.
 4. Addressing: I recommend contacting the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses and road names prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
 5. Access: Access to Lots 1, 20, and 21 will be restricted to the private easements only. No access will be allowed from Game Farm Road. The current access for the single family dwelling will be grandfathered and will not be required to relocate for this project. However, any future development of the parcel 18-19-32010-0002 access will be restricted to the new internal road system. No access will be allowed from Game Farm Road.
 6. Fire Protection: Contact Fire Marshall, Derald Gaidos, regarding any additional access requirements for Emergency Response.
 7. Plat Notes: Plat notes shall reflect the following.
 - a. All Parcels and/or future created parcels within this Cluster Plat shall be limited to the private access easement shown on the face of this Cluster Plat, no direct access will be granted off of Game Farm Road. **Plat Note**.
 - b. Access to Lots 1, 20, and 21 will be restricted to the private easements only. No access will be allowed from Game Farm Road. **Plat Note**

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

Please let me know if you have any questions or need further information. In addition, Public Works would request supplemental information regarding this matter as such information is relayed to the Planning Commission, Board of Adjustment or additionally involved entities.

1970 Game Farm Road
Ellensburg, WA 98926
June 7, 2005

19
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JUN 7 2005

KITTITAS COUNTY
CDS

Jan Sharar, Staff Planner
Kittitas County Development Services
411 N. Ruby Street
Ellensburg, WA 98926

Dear Ms. Sharar:

We strenuously object to Møllergaard Properties' proposal for a cluster zoning variance on the former Game Farm site. It makes no environmental or social sense. It only makes business sense from which Møllergaard will reap the benefits at the expense of the local community and the entire county.

It is our understanding that the company acquired ownership of the former Game Farm with the stipulation that the land should remain zoned for 20 acres. Suddenly, and with minimal public notice, the company has acquired a 3-acre zone ruling. Now it wants a 1-acre variance for part of the property? The company's intentions are blatantly transparent. It will not be long before Møllergaard asks for 1-acre zoning for the entire 75 acres.

We not only recommend disapproval for the 1-acre zoning, but we also ask that you halt all development on the Game Farm site for the following reasons:

- There have been no reliable studies regarding water resources, which should be done before any development commences. If one household uses 5,000 gallons per day, multiply that by 25 or (God forbid!) 75 houses. How long will it take to deplete an irreplaceable aquifer?
- Run-off and waste disposal directly relate to water issues. This property lies in a flood plain. What will prevent the flooding that has occurred in recent memory, especially after the introduction of homes, concrete, and macadam? How will waste disposal not inevitably jeopardize agriculture and the water table?
- There has been no traffic impact study of this area. Game Farm Road is the type of rural byway responsible for 50% of all traffic fatalities nationally. The Møllergaard development would result in (minimally) 50 to 150 extra vehicles using the road, at least twice daily. Merely widening the road and posting signs will not ameliorate the dangers posed by so many extra cars and trucks. Before commencing any building, an impact study should be conducted to determine if traffic dangers will be intolerable.
- Game Farm Road already is unsafe for school children entering and leaving busses. It is also unsafe for pedestrians and bicycle riders. How much of a greater hazard will the proposed development hold for such uses of the road?

- Police resources in the County have already been stretched to the limits. A new community of 75 homes will severely hamper the law enforcement capabilities of the Sheriff's Office.
- County regulations allow property owners the right to farm. There exists ample national precedent that suburban or semi-urban residents, who are transplanted to rural communities, inevitably will complain about the smells and noises, and they will soon act to prevent legitimate farming.
- The theory behind cluster homes provides for the greater mass of land to be left undeveloped and to be held in common by the homeowners. The Mellergaard 1-acre proposal ignores this open-land policy and is clearly designed for further housing development.

The Mellergaard proposal is not just business. It is rampant greed that puts the County on the slippery, treacherous slope to uncontrolled development. If Mellergaard Properties and other developers have their way, within 10 years dense housing and even strip malls will overrun the community around Ellensburg. Our experience will replicate what happened around Seattle, the Tri-Cities, and countless other small communities in the United States. Within 25 to 50 years, we could very well be a twin of the San Fernando Valley, which is possibly one of the ugliest, most densely populated, crime-ridden, and dangerous places in the United States.

We ask that you say "No!" to Mellergaard, for the sake of our agricultural economy, and for the sake of our children and grandchildren. Preserve the beauty of this landscape for all of posterity. Please, do not let the avarice of the few outweigh the needs of the many.

Respectfully,



Edward J. Danis



Dorothy A. Danis

Cc: David B. Bowen, County Commissioner
 Alan A. Crankovich, County Commissioner
 Perry Huston, County Commissioner

RECEIVED

JUN - 3 2005

KITITAS COUNTY
CDS

To: Jan Sharar
From: Dan Fennerty
Re: Application for a 27-Lot Cluster Plat south of Game Farm Road

This letter is written to address some concerns I have that were not addressed in the SEPA environmental checklist submitted on March 31st, 2005 by the agent for the developer, Laurin Mellergaard.

The map shows that the proposed development is located on the top half of the land adjacent to Game Farm Road and that the bottom half of the land will be left alone for ten years according to the county prohibition for further subdivision (17.65.040 (C)). The development proposal should be for the **bottom** half of the property for the following reasons:

1. Regarding Section IX. SEPA Environmental Checklist under (B) Environmental Elements (c), (d), (e), (f) involving soil issues: the top half of the property contains the "best" growing soil and the bottom half contains more rocky soil that is less conducive to agricultural use. County code 17.65.020 (B) under Conservation of Cluster Subdivision states that "Conservation" means "wise management of productive agricultural lands." In this case, that means building on the least productive land- the bottom half. The bottom half is less susceptible to erosion.
2. Regarding water and septic issues, the bottom half clearly makes more sense, since the distance from existing properties would be increased and less impact would occur on their resources.
3. Regarding animals, the current proposal is incorrect. It states no animals exist on the current property. Pheasant, eagles, deer and many other species have clearly been observed on multiple occasions on the property.
4. Under **Environmental Health**, the issue of noise would also be minimized for the existing properties if the development was in the bottom half of the property. Twenty seven houses right across the road from two houses currently there will have a major impact on the noise level.
5. Under **Aesthetics** the current proposal says there will be no altered or obstructed views with the current plan. This is clearly not true. My house at 2851 Game Farm Road and our neighbors Bob and Molly Pieters currently have an unobstructed view of the Manastash Ridge (which is quite spectacular). Twenty seven houses built on the top half of the property will completely remove our views of the Ridge. Building in the back of the property would minimize the impact on our spectacular view.

*find soils map
18-19-32*

6. Regarding **Light and Glare**, twenty seven houses directly across the street from our houses will have a major increase in the amount of light and glare at our homes.
7. Under **Recreation**, Game Farm Road is currently used by many people for bike riding, running and walking. The small amount of traffic is conducive for these activities. Twenty seven houses directly on the road will create a huge safety issue for many people. If the back half of the property was developed, a longer "line of sight" would be available and would allow people to see traffic coming from further away.

*outdoor
lighting
is SERA*

In summary, numerous inaccuracies are in the current proposal. I am requesting that if the "cluster" is approved that the development be located in the back part of the property to meet the intent of the county rules and to minimize the impact on the current residences.

Sincerely, *Dan Fennerty + Vickie Fennerty*

Dan Fennerty
2851 Game Farm Road

GAME FARM

Nanum Sandy Clay

Manastash Loam

Brickmill Gravel Loam

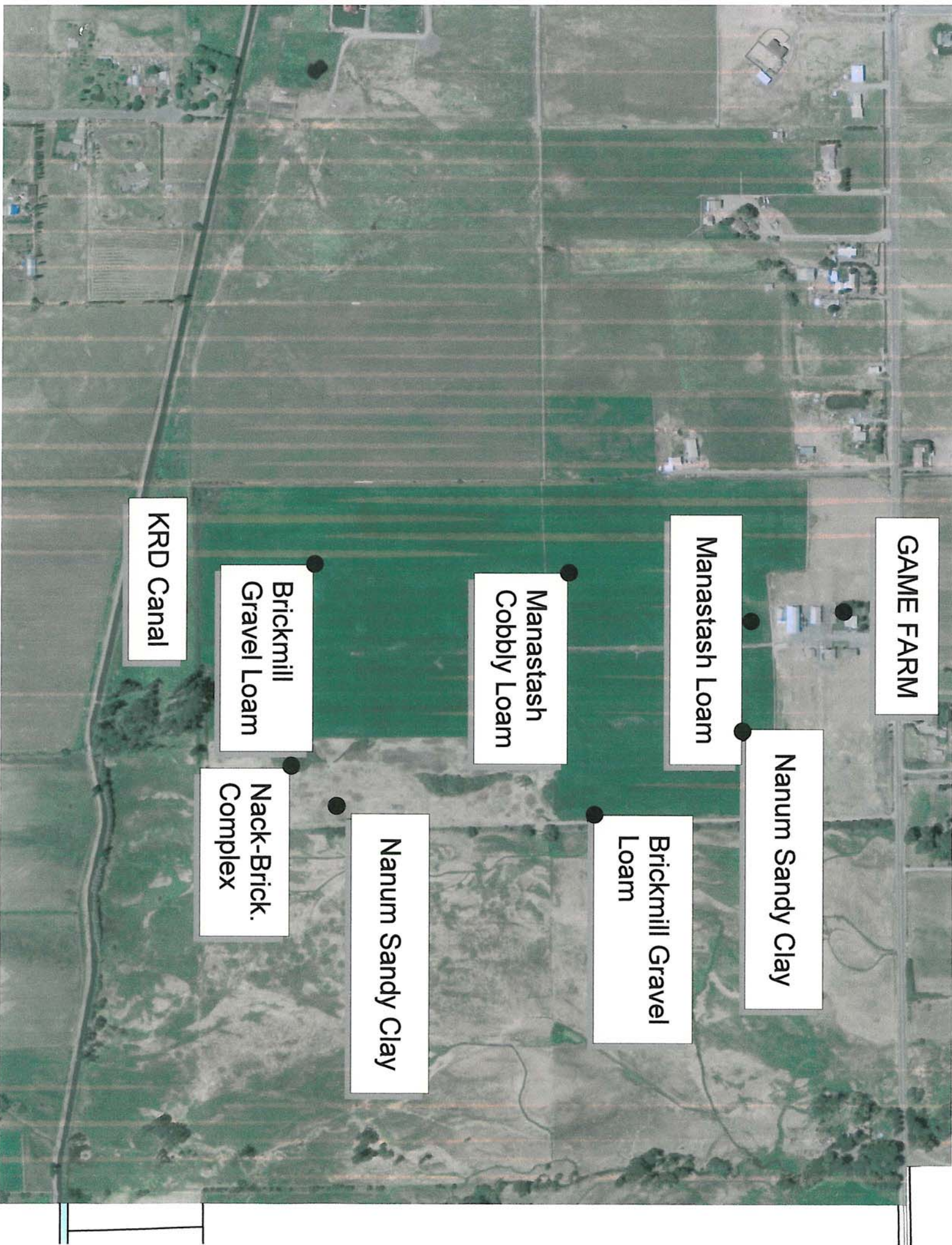
Manastash Cobble Loam

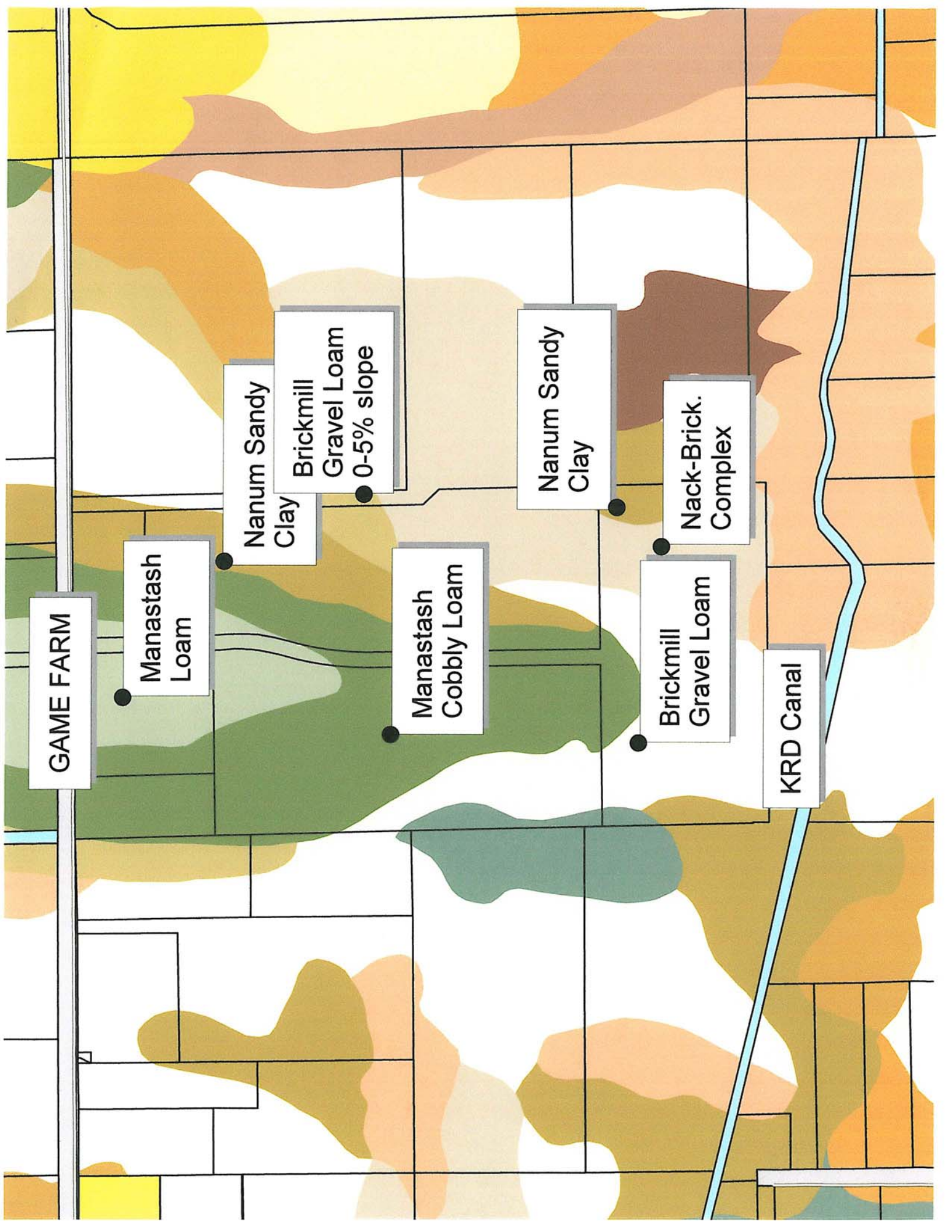
Nanum Sandy Clay

Brickmill Gravel Loam

Nack-Brick. Complex

KRD Canal





GAME FARM

Manastash
Loam

Nanum Sandy
Clay

Brickmill
Gravel Loam
0-5% slope

Manastash
Cobbly Loam

Nanum Sandy
Clay

Brickmill
Gravel Loam

Nack-Brick.
Complex

KRD Canal

Non-Technical Descriptions

Kittitas County Area, Washington

Only those map units that have entries for the selected non-technical description categories are included in this report.

Map Unit: 588 - NANUM ASHY LOAM, WET, 0 TO 2 PERCENT SLOPES

Description Category: SOI

NANUM LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1500-2000; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 6.3-8.3; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Map Unit: 589 - NACK-BRICKMILL COMPLEX, 0 TO 5 PERCENT SLOPES

Description Category: SOI

NACK GRAVELLY LOAM 0-5 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.5-5.9; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Description Category: SOI

BRICKMILL GRAVELLY LOAM 0-5 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.3-5.5; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Description Category: SOI

NACK COBBLY LOAM 0-5 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 2.8-5.3; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Map Unit: 601 - BRICKMILL GRAVELLY ASHY LOAM, 0 TO 2 PERCENT SLOPES

Description Category: SOI

BRICKMILL GRAVELLY LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.3-5.5; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Map Unit: 602 - BRICKMILL GRAVELLY ASHY LOAM, 2 TO 5 PERCENT SLOPES

Description Category: SOI

BRICKMILL GRAVELLY LOAM 2-5 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.3-5.5; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Map Unit: 622 - MANASTASH LOAM, 0 TO 2 PERCENT SLOPES

Non-Technical Descriptions - Continued

Kittitas County Area, Washington

Map Unit: 622 - MANASTASH LOAM, 0 TO 2 PERCENT SLOPES

Description Category: SOI

MANASTASH LOAM 0-2 PERCENT SLOPES ARE 20-40 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1500-2900; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 135-170; AVAILABLE WATER CAPACITY IN INCHES: 3.6-5.2; MAJOR CONSIDERATIONS: NONE; LANDUSE MAY INCLUDE: RANGELAND, .

Map Unit: 633 - NACK ASHY LOAM, 0 TO 2 PERCENT SLOPES

Description Category: SOI

NACK LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.8-6.2; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Map Unit: 635 - OPNISH ASHY LOAM, 0 TO 2 PERCENT SLOPES

Description Category: SOI

OPNISH LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-2000; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 9.5-12.0; MAJOR CONSIDERATIONS: WATER TABLE, SODICITY; LANDUSE MAY INCLUDE: .

Map Unit: 720 - NANUM ASHY SANDY CLAY LOAM, 0 TO 2 PERCENT SLOPES

Description Category: SOI

NANUM SANDY CLAY LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1500-2000; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 5.8-7.8; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Map Unit: 792 - BRICKMILL COMPLEX, 0 TO 5 PERCENT SLOPES

Description Category: SOI

BRICKMILL COBBLY LOAM 0-5 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.5-5.9; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Description Category: SOI

BRICKMILL GRAVELLY LOAM 0-5 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.3-5.5; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Non-Technical Descriptions - Continued

Kittitas County Area, Washington

Map Unit: 795 - NACK-OPNISH COMPLEX, 0 TO 2 PERCENT SLOPES (M)

Description Category: SOI

NACK GRAVELLY LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-1800; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 3.5-5.9; MAJOR CONSIDERATIONS: WATER TABLE; LANDUSE MAY INCLUDE: .

Description Category: SOI

OPNISH LOAM 0-2 PERCENT SLOPES ARE MORE THAN 60 INCHES DEEP WITH A DARK COLORED SURFACE LAYER. LANDFORM: NO DATA; ELEVATION IN FEET IS: 1400-2000; PRECIPITATION IN INCHES IS: 9-12; FROST FREE DAYS: 130-150; AVAILABLE WATER CAPACITY IN INCHES: 9.5-12.0; MAJOR CONSIDERATIONS: WATER TABLE, SODICITY; LANDUSE MAY INCLUDE: .

1970 Game Farm Road
Ellensburg, WA 98926
June 7, 2005

RECEIVED

JUN 7 2005

KITTITAS COUNTY
CDS

Jan Sharar, Staff Planner
Kittitas County Development Services
411 N. Ruby Street
Ellensburg, WA 98926

Dear Ms. Sharar:

We strenuously object to Møllergaard Properties' proposal for a cluster zoning variance on the former Game Farm site. It makes no environmental or social sense. It only makes business sense from which Møllergaard will reap the benefits at the expense of the local community and the entire county.

It is our understanding that the company acquired ownership of the former Game Farm with the stipulation that the land should remain zoned for 20 acres. Suddenly, and with minimal public notice, the company has acquired a 3-acre zone ruling. Now it wants a 1-acre variance for part of the property? The company's intentions are blatantly transparent. It will not be long before Møllergaard asks for 1-acre zoning for the entire 75 acres.

We not only recommend disapproval for the 1-acre zoning, but we also ask that you halt all development on the Game Farm site for the following reasons:

- There have been no reliable studies regarding water resources, which should be done before any development commences. If one household uses 5,000 gallons per day, multiply that by 25 or (God forbid!) 75 houses. How long will it take to deplete an irreplaceable aquifer?
- Run-off and waste disposal directly relate to water issues. This property lies in a flood plain. What will prevent the flooding that has occurred in recent memory, especially after the introduction of homes, concrete, and macadam? How will waste disposal not inevitably jeopardize agriculture and the water table?
- There has been no traffic impact study of this area. Game Farm Road is the type of rural byway responsible for 50% of all traffic fatalities nationally. The Møllergaard development would result in (minimally) 50 to 150 extra vehicles using the road, at least twice daily. Merely widening the road and posting signs will not ameliorate the dangers posed by so many extra cars and trucks. Before commencing any building, an impact study should be conducted to determine if traffic dangers will be intolerable.
- Game Farm Road already is unsafe for school children entering and leaving busses. It is also unsafe for pedestrians and bicycle riders. How much of a greater hazard will the proposed development hold for such uses of the road?

*Class A
Reg. from
D.S. H*

- Police resources in the County have already been stretched to the limits. A new community of 75 homes will severely hamper the law enforcement capabilities of the Sheriff's Office.
- County regulations allow property owners the **right to farm**. There exists ample national precedent that suburban or semi-urban residents, who are transplanted to rural communities, inevitably will complain about the smells and noises, and they will soon act to prevent legitimate farming.
- The theory behind cluster homes provides for the greater mass of land to be left undeveloped and to be held in common by the homeowners. The Mellergaard **1-acre proposal ignores this open-land policy** and is clearly designed for further housing development.

*Cluster
Provisions*

The Mellergaard proposal is not just business. It is rampant greed that puts the County on the slippery, treacherous slope to uncontrolled development. If Mellergaard Properties and other developers have their way, within 10 years dense housing and even strip malls will overrun the community around Ellensburg. Our experience will replicate what happened around Seattle, the Tri-Cities, and countless other small communities in the United States. Within 25 to 50 years, we could very well be a twin of the San Fernando Valley, which is possibly one of the ugliest, most densely populated, crime-ridden, and dangerous places in the United States.

We ask that you say "No!" to Mellergaard, for the sake of our agricultural economy, and for the sake of our children and grandchildren. Preserve the beauty of this landscape for all of posterity. Please, do not let the avarice of the few outweigh the needs of the many.

Respectfully,

Edward J. Danis

Edward J. Danis

Dorothy A. Danis

Dorothy A. Danis

Cc: David B. Bowen, County Commissioner
Alan A. Crankovich, County Commissioner
Perry Huston, County Commissioner

Re: Laurin Mellingauck

1 June 05

To the Kittitas County Planning Commission !

Let it be known that we Charles and Helga Firkins strongly object to the planned future change from 3 acre to cluster Home building sites on Game farm Rd.

This is a Farming area and we would like to keep our way of life and not be forced to look at a City setting, we feel this jeopardizes our tranquility, Wild Life, our Well water, our sole reason for living here. We all have Farm Animals. It is not unheard off that People come from outside the Community and voice there complaints about Roosters crowing, the smell or even Horse manure on the road. With the influx that such a development brings this type of life is in danger of extinction, and instead of listening to Birds, looking at Deer, Quail and Pheasants we have to listen to more Cars, Lawnmowers, Music, Fights, Parties and whatever such a Development brings. 3 acre plots will at least keep the rural setting.

Please don't let the big money man ruin our way of life, this building craze has to stop sometime, let it be now before it is to late.

What is next ? A Convenience Store, Gas Station ? after all it is to far to go to town. If we keep on destroying our Valley the Wind farms are going to be the least off our worries, so please, please stop this madness now, let us not sell the soul of our beautiful Kittitas Valley for a few extra tax dollars.

We've been told we do not have a chance against the kind of money that is involved here we hope we are wrong.

Sincerely

Charles L. Firkins
2951 Game Farm Rd.

Helga Firkins

*Right to Farm
CCR'S*

RECEIVED
JUN 6 2005
KITITAS COUNTY
CDS

Jan Sharar

From: Jan Sharar
Sent: Wednesday, March 30, 2005 9:34 AM
To: 'legals@kvnews.com'
Subject: Game Farm Cluster Plat Legal

Hi Patsy!
Have the below for one time publishing. Receipt requested.
Thanks Gal!
Jan



Game Farm Clister
Plat NOA Leg...

*Jan Sharar, Staff Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
(509) 962-7506 FAX (509) 962-7697
email: janshar@co.kittitas.wa.us*

Jan Sharar

From: Daily Record Legals [legals@kvnews.com]
Sent: Wednesday, March 30, 2005 10:40 AM
To: Jan Sharar
Subject: Re: Game Farm Cluster Plat Legal

on 3/30/05 9:34 AM, Jan Sharar at JANSHAR@co.kittitas.wa.us wrote:

> Hi Patsy!
> Have the below for one time publishing. Receipt requested.
> Thanks Gal!
> Jan
> <<Game Farm Clister Plat NOA Legal.doc>>
>
> Jan Sharar, Staff Planner
> Kittitas County Community Development Services
> 411 N. Ruby Street, Suite 2
> Ellensburg, WA. 98926
> (509) 962-7506 FAX (509) 962-7697
> email: janshar@co.kittitas.wa.us
>
>

Hello Jan;

I received this legal request for April 1st (Fools Day). If you have any questions, please call or email me.

Have a Great Day.

Patsy Tenney
Legals
Daily Record
ptenney@kvnews.com