

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

RECEIVED

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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
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 D. G. 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 Melligaard 1-acre proposal ignores this open-land policy and is clearly designed for further housing development.

cluster provision

The Melligaard proposal is not just business. It is rampant greed that puts the County on the slippery, treacherous slope to uncontrolled development. If Melligaard 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 Melligaard, 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