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SEP 12 2024

Kittitas County Community Development Services
411 N Ruby St Suite 2
Ellensburg, WA 98926
509-962-7506

Kittitas County CDS

RE: Spring Tree Ranch Rezone (RZ-24-00002 / CP-24-00002)
Applicant: Pat Deneen
Applicant: Spring Tree Ranch LLC (Owner)

Additional signatures
to this letter originally
submitted 9-11-2024

To whom it may concern,

The following signed property owners surrounding this proposed redevelopment of Spring Tree Ranch LLC are submitting this request for Kittitas County Development Services to **DENY** the application as written and proposed due to numerous issues that have not been addressed in the preliminary application. If more information is provided for issues below, we still believe approval will harm the peace, repose and use of our respective properties surrounding the redevelopment area and negatively affect our properties and their respective values.

- The development is supposed to include a horse riding arena and attract spectators for up to 12 events a year. Parking of these spectators has not been addressed on the map or proposal, leaving people to find parking where they can. This is adding even more traffic to Nelson Siding Rd where there are numerous complaints monthly to the Kittitas County Sheriff of continuing traffic issues created by people bypassing I-90 and attempting to take Nelson Siding Rd. If there is a proposed parking area, where will that be?
- The proposal is surrounded by homes and is not a commercial or business area. What forms of traffic, sound, and other mitigation is going to be used and constantly maintained? If the maintenance or use of these mitigation forms is stopped, what recourse is the county expecting to employ to satisfy neighbors affected by this development?
- The proposed indoor arena, according to the map, is directly adjacent to the property lines of parcel 13632 (2144 Nelson Siding Rd) and parcel 13630. What is the proposed set-back from any indoor riding arena from the parcel line? What is the expected noise (DB) increase from this proposed riding arena that will affect these lots and what methods of mitigation are proposed?
- Parcel 13632 (2144 Nelson Siding Rd) has a KRD lateral that runs the parcel line between the proposed development and the proposed indoor riding arena. There is also the Little Creek irrigation ditch that runs immediately adjacent to the proposed riding arena. What protections will the proposed development use for this open lateral and open trench irrigation ditch due to the expectations that parking, horses and others will be around this open water source?
- The developer has maintained for an extended time a derelict house on parcel 376334. What is their intentions for this house if this development plan is approved?
- The developer in the proposed area has maintained derelict cars and other trash viewable to any persons on Nelson Siding Rd for an extended time that detracts from the area and may affect home values. What does the developer plan to do with these issues?
- The applicant has previously made applications to Kittitas County to redevelop this area and build more homes on it. This previous proposal was denied. Buried in this development proposal and not included in the proposal map is the building of more homes which seems the proposal developer is attempting to backdoor receive approval for more home construction again.
- Where in this proposal area will these new homes be built?

ORIGINAL

- What lot sizes are proposed for each home?
- Where is each proposed new home receiving their water?
- Will new wells be proposed for construction for these homes?
- What guarantees will be in place that no future homes will ever be built on this land?
- Will the proposed homes be sold as single family residences after completion or would they be used as vacation rentals?
 - The map and proposal intends to make one large lot of 27.27 acres. Should we be expecting another proposal to subdivide in the future to sell off these homes?
- To complete the proposal and building a new arena and homes, is clear cutting of trees the expected method of lot preparation? The undersigned are clearly and unexplicably against any method of lot clear cutting not only for the environmental aspects but the negative visual impacts to the area.
- Much of the proposed land includes open areas that are currently designated on the map as being used as a septic drain field or a reserve drain field. Will septic systems need to be redesigned and/or moved, and have those changes been submitted to the department of health so those proposals can also be reviewed?

As a comparison, we suggest the Kittitas County Community Development Services look at the Double Mint Morgans horse ranch (parcels 186336, 876336, 886336, 196336, 206336, 626334) comprising approximately 37.13 +/- acres as an example of proper lot usage regarding horse breeding, training and showing which is just down the street on Nelson Siding Rd. The ranch took an adequate number of acres in which to both conduct its horse affairs and not negatively impact its neighbors in the process. Additionally, they did not attempt to pack houses mixed in with their ranch and they manage their land impeccably and make no noise or otherwise that interferes with the peace and tranquility fo the neighborhood.

This rezone sets a precedent for destroying the rural character of the neighborhood and general area as a whole.

Due to the above, we the undersigned home owners hope and pray this development request be **DENIED.**


 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER


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LINNEA MONTGOMERY	<i>Linnea Montgomery</i>	4281 NELSON SIDING RD	
OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER
			701336

Cheri D. Harrell	<i>C. D. Harrell</i>	951 Big Creek Rd	959369
OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER

<i>Jennifer Hyatt</i>	<i>Jennifer Hyatt</i>	4511 Nelson Siding Rd	949591
OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER

OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER
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Graeme Harrison  2144 Nelson Siding Rd 13631
 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

13632
 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Adam Warden Adam Warden 2205 Nelson Siding Rd 956043
 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Signature via docuSign

