

June 17, 2026

Kittitas County Hearing Examiner

RE: Jentges Conditional Use Permit (CU-26-00001)

Examiner,

Thank you for the opportunity to submit these comments for the hearing record and your consideration.

We are abutting neighbors to the Jentges property. As stated in my May 1, 2026 letter to the application file, we live in an extremely quiet neighborhood, surrounded by thousands of acres of grazing land. We would like to reasonably protect that peace and quiet. Our home is within 130' of the proposed activity areas, and we will definitely be affected by the direct sound and visual impacts of the proposed activities.

I note that there are 3 neighbors within 1000 feet of the Jentges property. 2, including myself, have raised concerns. Two neighbors have not commented to the file.

As Staff stated in their report, ongoing compliance with the CU Permit will be measured against the Conditions of Approval *and* the file documents, including Applicant materials submitted. To date, no operational or intensity representations have been made to the file. We are very concerned that the current *or future* owners of the Jentges property may exceed whatever "small scale" means and therefore request specific conditions to reduce the impact to our property and neighborhood.

Therefore, in addition to the Staff Recommended Conditions, we propose the following Operational Conditions.

As a model, using the Quiet Cadence 2026 published Calendar of Events and current hours/days of operation as the **Operational and Compatibility Conditions** moving forward:

**Community Petting Zoo:** One day a month from 1:00-3:00 pm, or other 2hr period between 7 am and 3 pm.

**Farm Cleaning Activities:** One day a week from 4:00-6:00 pm, or other 2hr period between 7 am and 6 pm.

**Community Garden:** One day a week from 4:00-6:00 pm or other 2hr period between 7 am and 6 pm.

*Note: 2026 Calendar Events and Activities are from published website and flyer dates.*

Additionally, we propose the following hours/days operation for “by appointment” activities (to not include major holidays):

**Equine and Animal Therapy:** *(by a licensed, credentialed, and accredited professional):*

(1) 2 hr. session, 3 days per week between 7 am and 5 pm

**Nature Emersion, or Yoga, or Exercise, or Arts:** (1) 2 hr. session, 1 day a month between 7am and 5 pm

**Occupancy Conditions:**

1. No more than 10 individuals per event, aside from the petting zoo which may have a max. occupancy of 20 individuals at the event time.

**Noise Conditions:**

1. No amplified speech or music.
2. No celebratory or competition gatherings after 4pm Monday through Friday. No such gatherings on Saturday, Sunday, or major holidays.

Regarding the Staff Recommended Conditions, we support the proposed Conditions, with the following clarifications and additions:

1. All conditions as set by the Hearing Examiner need to be satisfied prior to commencing or *continuing* uses that are the subject of this CU permit.
2. Traffic Scoping, Report, and completed compliance with recommendations. “Small Scale Events and Small Groups” needs to be defined in terms of occupancy and attendance with respect to vehicle trips and safety. (CDS Condition 10).
3. 2<sup>nd</sup> access variance approval. A second access to the County road was installed without the proper permits. (CDS Condition 5).
4. Critical Areas Report for the entire property submitted and completed compliance with the ultimate recommendations. Staff suggests that only the riparian provisions (KCC 17A.040.030) apply to this project. (Condition 20). This project may

be exempt from a SEPA checklist and review, but it is not exempt in its entirety from any provision of Chapter 17A KCC Critical Areas including 17A. 07, Wetlands. Livestock may be exempt per 17A.01.030 (3), however the gathering activities, wellness groups, yoga fields, physical therapy, art studios, shade pavilions etc. are not an “Agriculture” use as defined by RCW 90.58.065 and therefore cannot be exempt from KKC 17A, including wetlands KCC 17A.07.

The clearing for the yoga and art meadow has already occurred within the sensitive wetland areas and must be evaluated and mitigated. There has been a reduction in and disturbance to critical areas and buffers by this proposal prior to the review and approval of this Conditional Use Permit or other required permits. No further permits or approvals should be issued prior to the submittal of a Critical Areas Report by a qualified professional and the correction of any current violations or impacts to sensitive and critical areas including existing wetlands and Mercer Creek, a fish bearing and Western Pearlshell Mussel<sup>1</sup> bearing stream.

1. “This species is identified as a **Species of Greatest Conservation Need** (SGCN) under the [State Wildlife Action Plan](#) (SWAP). SGCN-classified species include both those with and without legal protection status under the Federal or State Endangered Species programs, as well as game species with low populations. The WDFW SWAP is part of a nationwide effort by all 50 states and five U.S. territories to develop conservation action plans for fish, wildlife and their natural habitats—identifying opportunities for species' recovery before they are imperiled and more limited.” (WA DFW)

Thank you again for the opportunity to express our concerns. We appreciate your consideration of our proposed conditions and clarification for approval. This CU permit will benefit all future owners of the Jentges Property, and we therefore ask for serious consideration of the boundaries that should be established.

Sincerely,

*RRawlings*

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