

**From:** [CDS User](#)  
**To:** [Kelly Schott](#)  
**Cc:** [Jamey Ayling](#); [Jessie Rosenow](#)  
**Subject:** RE: Opposition to Parke Creek Landing Planned Unit Development Proposal Rezones - PD-24-00002 Parke Creek Landing  
**Date:** Monday, February 10, 2025 10:15:18 AM

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Hi Kelly,

I'm sending this to Jamey.

Thanks,

***Gail Weyand***

Certified Permit Technician  
Kittitas County Community Development  
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Ellensburg, WA 98926  
(P)509-962-7506  
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To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

If this is about a Public Records Act request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**From:** Kelly Schott <[kschott21@yahoo.com](mailto:kschott21@yahoo.com)>  
**Sent:** Monday, February 10, 2025 10:08 AM  
**To:** CDS User <[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)>  
**Subject:** Opposition to Parke Creek Landing Planned Unit Development Proposal Rezones - PD-24-00002 Parke Creek Landing

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Dear Commissioners,

I am writing to express my strong opposition to the proposed Parke Creek Landing Planned Unit Development (PUD) in Kittitas County. After thorough consideration, I have identified several significant concerns that I believe warrant the rejection of this proposal.

### **1. Traffic and Safety Concerns**

The introduction of a mixed-use development in the Parke Creek area will substantially increase vehicular traffic. This surge poses potential safety risks, including a higher likelihood of traffic accidents and increased wear on local infrastructure. The current roadways are not equipped to handle the projected traffic volume, leading to congestion and elevated maintenance costs.

### **2. Noise Pollution**

The proposed inclusion of an Off-Road Vehicle (ORV) recreation area within the development will generate considerable noise pollution. The continuous operation of vehicles such as side-by-sides and dirt bikes can disrupt the tranquility of the community, adversely affecting the quality of life for residents and potentially leading to health issues related to prolonged noise exposure.

### **3. Environmental Impact**

The development site serves as a critical wintering ground for elk and other wildlife. Increased human activity and habitat disruption will have detrimental effects on these species, leading to potential declines in local biodiversity. Additionally, the construction and operation of the PUD may contribute to soil erosion, water contamination, and other forms of environmental degradation.

### **4. Crime and Security Issues**

The inclusion of an RV storage facility within the development raises concerns about potential increases in crime. Such facilities can become targets for theft and vandalism, which may not only affect the storage area but also pose security risks to neighboring farms, ranches, and residences.

### **5. Housing Quality and Community Aesthetics**

There is ambiguity regarding the type of recreational homes planned for the area. According to county regulations, there is a possibility that substandard mobile homes could be placed, potentially resulting in the establishment of a mobile home park. This could affect property values and the overall aesthetic of our community.

### **6. Alignment with County Planning Policies**

Upon reviewing the Kittitas County County-wide Planning Policies, it is evident that

the proposed development does not align with the principles of contiguous and orderly development, as well as the preservation of rural character. The scale and nature of the PUD could set a concerning precedent for future developments that may further erode the county's rural landscape.

In conclusion, the Parke Creek Landing PUD presents numerous challenges that will adversely affect our community's safety, environment, and quality of life. I urge the Board of County Commissioners to consider these concerns and reject the proposal in its entirety.

Thank you for your attention to this matter.

Sincerely,

Kelly Schott  
571 Fox Rd  
Ellensburg Wa, 98926

509-881-7979

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