

September 29, 2026

Re: SP-26-00010 – Brown Road Estates II

To Kittitas County Community Development Services:

I am writing as a concerned adjacent landowner and neighbor regarding Brown Road Estates II, SP-26-00010. I am opposed to approval of this short plat and ask the County to carefully consider the overall impact of this development and the continued use of TDR credits to increase residential density in this rural agricultural area.

The application proposes dividing approximately 10 acres, currently zoned AG-5, into four approximately 2.5-acre lots. The application specifically states that TDR density credits will be used to increase the density beyond what would otherwise be allowed under the AG-5 zoning.

My concern is not simply these four lots. These 10 acres are part of a larger area of approximately 70 acres that has already been divided or reconfigured into approximately 5-acre parcels. The applicant is now seeking to further divide these parcels into approximately 2.5-acre lots through individual short plats and the use of TDR credits.

I believe the County should consider the **cumulative impact of the entire development**, rather than looking at each 10-acre short plat as a separate four-lot development. If this same process is repeated throughout the approximately 70 acres, the overall increase in homes, vehicles and traffic will be considerably greater than what is represented by this one application.

Brown Road and Traffic Safety

The application identifies Brown Road and Anderville Lane as the access to the development. Brown Road is one of my primary concerns.

Brown Road is narrow and has little or no usable shoulder in many areas. A number of people in the neighborhood regularly walk along Brown Road, yet there is no separate pedestrian area.

Winter conditions make this situation worse. After significant snowfall, snow along the sides of the road reduces the usable roadway even further, and there are times when it is difficult for two vehicles to comfortably pass each other.

The posted speed limit on Brown Road between Barnes Road and Hanson Road is 35 mph. In my experience, many vehicles travel considerably faster, often approximately 40–50 mph. Increasing the number of residential lots will mean additional daily vehicle trips on this road.

I would like the County to consider not simply the additional traffic from the four lots in this application, but the traffic that could ultimately result if the other approximately 5-acre parcels in this development are also divided into 2.5-acre lots.

Before approving additional density, I would like the County to address:

- Has a traffic and road-safety evaluation considered the **ultimate development of the entire approximately 70 acres**, rather than only the four lots proposed in SP-26-00010?
- Is Brown Road adequate for the cumulative increase in residential traffic?
- How will pedestrian safety be addressed where Brown Road has little or no shoulder?
- Have winter conditions and the reduced usable road width following snowfall been considered?
- If Brown Road needs to be widened, shoulders added, or other safety improvements made as development continues, **when will those improvements occur and who will be responsible for paying for them?**

Agricultural and Rural Character

This is still a rural agricultural area. Much of the surrounding property is zoned AG-20 and is actively farmed.

Changing approximately 5-acre AG-5 parcels into approximately 2.5-acre residential lots substantially increases residential density next to larger agricultural properties. I believe the County should consider the long-term effect this additional density will have on neighboring farming operations and on the rural character of this area.

TDR Moratorium and Current County Review

I also have concerns about approving this increased density while Kittitas County is reviewing its TDR program.

I understand the County's position that this application was submitted before the current TDR moratorium and therefore must continue to be processed. I am not suggesting otherwise.

However, the fact that the County has determined that the TDR program warrants further review should be relevant when evaluating an application that relies on TDR credits to substantially increase rural residential density.

This application provides a good example of why I believe caution is appropriate. Property zoned AG-5 is being divided into approximately 2.5-acre residential lots through TDR credits, and this appears to be part of a larger development where the same process may be repeated through additional short plats.

If the County is currently reviewing whether its TDR regulations are accomplishing the intended purpose of the program, I believe it would be prudent to carefully examine whether using TDR credits in this manner is consistent with that purpose before approving additional short plats.

Consider the Development as a Whole

My primary concern is the cumulative effect.

SP-26-00010 may appear on its own to be a four-lot short plat on 10 acres. However, if it is part of a larger approximately 70-acre development where 5-acre parcels will progressively be divided into approximately 2.5-acre lots using TDR credits, the overall impact is much different.

I respectfully ask the County to consider the **entire development pattern and its ultimate potential density** when evaluating this application, including traffic on Brown Road, pedestrian and winter road safety, infrastructure, neighboring agricultural uses and the rural character of the area.

For these reasons, I respectfully request that **SP-26-00010 not be approved at this time** until these cumulative impacts and the concerns surrounding the use of TDR credits for this development have been fully evaluated and addressed.

Thank you for considering my comments and the concerns of neighboring property owners.

Colleen Anderson

Adjacent Landowner and Neighbor
Owner of 3 Lots on Woodscreek
Home Resident: 231 Peavine Road
Ellensburg, WA