

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

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

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?


- 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.

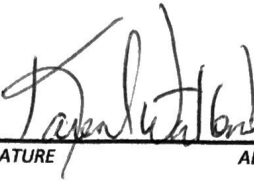
Due to the above, we the undersigned home owners hope and pray this development request be **DENIED.**

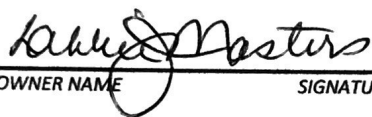
Graeme Glasgow  2142 Nelson Siding Rd 13631
 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

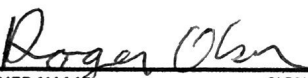
Steve Wilfong  2204 Nelson Siding Rd 101334
 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

George Wright  2091 Nelson Siding Rd 953731
 OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Deidrah Wright  2091 Nelson Siding Rd 953737 +
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
953738

KAREN WATLAND  2130 Nelson Siding 13629 +
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
13630

Larry Masters  2207 Nelson Siding 101334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Roger Olsen  2130 Nelson Siding Road 13629 +
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
13630

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Frank M. Walter		2209 Nelson Siding Rd	950269
OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER

Andis Snyder		2144 Nelson Siding Rd	13632
OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER

John R. Snyder		John Snyder 2144 Nelson Siding	13632
OWNER NAME	SIGNATURE	ADDRESS	PARCEL NUMBER

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STEVE ROSS *Steve Ross* 1710 Nelson Siding 141334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Levi Christler *Levi Christler* 620 Book Lane 271334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

SUSAN E Morgan *Susan E Morgan* 4391 Nelson Siding Rd
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
339134 656-2657
phone no.

Bill D. Morgan *Bill D. Morgan* 4391 Nelson Siding Rd 656-2657
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
339134 Phone no.

Jane M. Wallick *Jane M. Wallick* 2209 Nelson Siding
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
950269

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

321 Lund Ln
Che Penum 98922
316334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Tammy Zabik (Tammy Zabik) 321 Lund Ln Che Penum, WA 98922 316334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Hedlund Hedlund 210 Lund 066334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Marilyn Lund Marilyn Lund 210 Lund Ln 066334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

David Lund David Lund 210 Lund Ln. 066334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Kathy Juris Kathy Juris 4300 Nelson Sel. Rd 146334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

STU JURIS Stu Juris 4300 Nelson Sel. Rd 146334
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
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ALBERT LEE *Albert Lee* 752 TALMADGE RD 12420
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Nicki Osborne *Nicki Osborne* 1011 Big Creek Road 959371
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Mike Millsap *Mike Millsap* 3601 Nelson Siding Rd. 581336
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Cindy Millsap *Cindy Millsap* 3601 Nelson Siding Rd. 581336
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Constance J. Wonechek *Constance J. Wonechek* 3071 Nelson Siding Rd. 883936
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
CIE Elum, wa.

Wayne M. Wonechek *Wayne M. Wonechek* 3071 Nelson Siding Road 883936
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Payal Kumar [Signature] 24 Lumb Lane 208836
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER

Jana Mervos [Signature] 4300 Nelson Siding Rd.
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
146334
721336

Debi Ritter [Signature] 24 Lumb Lane
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
208836

Kevin Whelan [Signature] 11020 Westside Rd.
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
304136

Janan Whelan [Signature] 11020 Westside Rd. 98822
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
304136

Megan Glasgow [Signature] 2142 Nelson Siding Rd
OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER
13631

OWNER NAME SIGNATURE ADDRESS PARCEL NUMBER