
Flying A Land LLC Rezone Letter

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Kittitas County CDS

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1401 Wilson Creek Rd
Ellensburg, WA 98926

To whom it may concern @ Kittitas County:

I'm not sure where to begin with my concerns about Flying A Land LLC changing from Ag 5 to Planned Unit Development, because I have many. My main concern is well water availability, followed by traffic flow, the loss of what seems like usable alfalfa farming and cow grazing land, mis use of what should remain as Agriculture 5 land, and the processes of educating ignorant landowners about the difference between irrigation and well water usage. I'll run through the items.

Well water availability is an issue in the county of Kittitas. The homes that are built around this proposed area are on older shallow wells that may not be able to outperform the newer deeper wells and cause the existing homes to suffer or fail to maintain healthy drinking water. What will happen if this becomes an issue after the development is in place? Will they be building out to Vantage HWY or down Judge Ronald Rd to tap into the city water? Provide equally deep wells for older homes?

Will Wilson Creek Rd and Vantage Hwy be able to handle the flow of traffic that a proposed 110 more homes would create? Wilson Creek has very little shoulder and a very narrow bridge leading up to the proposed development. Most drivers don't abide by the speed limit of 35 MPH on Wilson Creek Rd. Adding a new intersection for the development off Wilson Creek Rd, where you have many people coming and going before and after work, will create rear end

collisions and T-Bones. Will the intersection of Vantage Hwy and Wilson Creek Rd be changed to a 4 way stop or have a stop light added? If not, I would be interested to see how many cars will pile up on Wilson Creek Rd in the morning, and the turn lane on Vantage Hwy in the evening. I foresee more accidents from impatient drivers at both intersections.

Page 4 of the letter that arrived for Notice of Application states that the property has become 'unfit' for growing and is rocky. What part of Kittitas County isn't rocky? Yet, we produce how much Timothy and Alfalfa each year? The land is currently being used for grazing cattle and growing Alfalfa, and from what I can see they produced 3-4 cuttings each year for as long as I have lived in my home on Wilson Creek Rd. They contradict what they say about the land being 'unfit' when they suggest that the new owners of these proposed lots use the land for 'small family farming'. The family that owns this land has the knowledge and ability to make the most of the land as it is today. If they are failing and have given up, it makes you wonder if they may not have the means to make it work. How can Johnie homeowner be expected to create a small farm if the past owners say it's unfit?

The land is currently Ag 5, and that means:

17.28A.010 Purpose and intent.

The purpose and intent of the agriculture (A-5) zone is to provide for an area where various agricultural activities and low-density residential developments co-exist compatibly. A-5 zones are predominately agricultural-oriented lands, and it is not the intent of this section to impose further restrictions on continued agricultural activities therein

17.28A.030 Lot size required.

1. *The minimum residential lot size shall be five (5) acres in the agriculture zone, unless within a cluster plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting. Lots within a cluster plat shall be a minimum of one-half (½) acre. The overall density of any residential development shall not exceed one (1) dwelling for each five (5) acres.*

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2. *The minimum average lot width shall be two hundred fifty (250) feet.*
(*Ord. 2013-008, 2013; Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 2005-05, 2005*)

I don't feel like this is too hard to work with. The country should be low density. We have a city for the dense building to happen where we have the infrastructure to support it. Why do we need to allow a rezone to happen? Why can't we stay at Ag 5 and provide the county with about 30 new homes on 5 acre lots (math break down 197.4 - 25% for roads, leaves 148.05 acres to divide into 5-acre lots = 29.61 lots)? All the items noted about protecting rural character and supporting a residential agricultural lifestyle can be done with 5 acre lots, not a 0.25-acre lot.

My last concern is that the new landowners won't understand the difference between irrigation and well water. They will see a spigot on the side of the house and assume that the water on the other side of that line is an endless supply of water. Irrigation is to be used to water your land, and well water is to be used inside the house and occasionally some flowerpots outside. Who will manage the landowners that get to this time of the year when irrigation is turned off, so they turn to well water to keep the grass and pasture green? We could potentially be out of well water after one dry season if this happens.

I understand the community needs more homes, and I believe that those homes need to be built somewhere. However, I feel like our country feel and use needs to be maintained. That can't be maintained when the zone changes and the landowner can use words like 'approximately' and 'potentially' to eventually raise that 110-lot number to closer to 500 if he keeps with the 0.25 acre lot size.

Black Horse is an example of what happens when you develop the wrong land with the largest home builder in America. Quantity does not equal quality in this case. Most of those homes have foundations that are settling poorly, cracks allowing vegetation to grow inside the home, crooked walls, frozen pipes in the winter because the wrong floor plans were approved for our climate, as well as flooding in back yards. Half of the development isn't buildable due to flooding issues. It would be best to keep that type of neighborhood in the city where

water run off can be controlled with drains, water can be provided by the city and sewer isn't contained somewhere that it causes environmental issue.

Chapter 17.36 section .045, 1, iv. states:

"PUD provides site design features that reasonably mitigate off-site impacts;..."

Where is this information about how this development is impacting the area around them? We are going to go through all that after they have changed the zone to Planned Unit Development? I feel like that would be too little too late at that point. The county needs to identify the impacts prior to the rezone, and let the existing neighbors know what the solutions will be to any negative impacts.

I would like a copy of the decision once it is made on the rezone. I would also like to be notified on when the Public Hearing will be.

Sincerely,



Jennifer Parsley

1401 Wilson Creek Rd

(509) 930-7578