

SPRINGTREE RANCH
COMPREHENSIVE PLAN AMENDMENT
APPLICANT STATEMENT

This application is for a Comprehensive Plan Map Amendment to establish a Planned Unit Development zone overlay within an Agriculture-5 zone on parcels 376334, 386334, and 396334. The current zoning allows a density of one unit to 5 acres. This would eliminate the ranching, farming, equestrian, and recreational operations within the property. With this more innovative design, the agricultural, ranching, farming, equestrian, and recreational operations would continue into the future on a tract of land large enough to allow said operations. This property will primarily host equestrian-related operations such as the breeding, boarding, training, and selling of horses. This change is applied for as a Comprehensive Plan Map Amendment and will be reviewed during the 2024 Comprehensive Plan cycle update.

Additional lots will be transferred from the Sending Site consisting of parcels 949862 and 949863, both of which are owned by the applicant, through a Transfer of Development Rights process. With this transfer and Planned Unit Development zone change, four additional homesites are planned to be created. Overall, the development will consist of approximately 73% residential and ranch uses and 27% agricultural open space that will be primarily designated for farming, ranching, and equestrian purposes. This will allow more housing to be built within a highly developed area and prevent sprawling, low density development. Additionally, it will preserve the agricultural and ranching operations throughout the property.

This zoning change is made possible through the completion and subsequent approval of a Comprehensive Plan Map Amendment application. This application does not require the completion of a Planned Unit Development application. However, the applicant has completed this application and has given a full response to Kittitas County Code 17.36 to demonstrate that this project is in full compliance with Planned Unit Development zone requirements.