



Public Services

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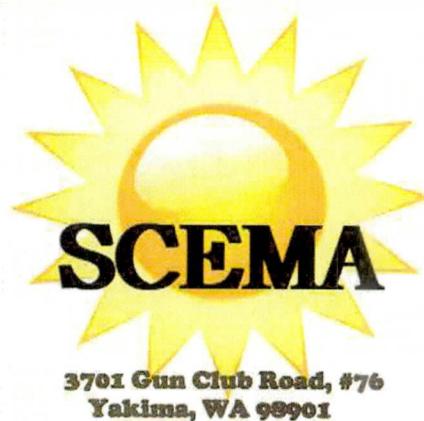
PLANNING COMMISSION HEARING

Exhibit List

June 8, 2022

No.	File Number	Document
1	LRN22-003/SEP22-005	Sun Country Estates Maintenance Association comment letter dated 6/3/22.
2	LRN22-003/SEP22-005	Cheryl Whittlesey Email Comment dated 6/8/2022.
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JUN 06 2022



Lisa Matt David Tommy
John Marivel Carmen Jacob

June 3, 2022

TO: Tua Vang, Senior Project Planner, Yakima County Planning Division
William and Byron Borton, Bill Hordan, Adjoining Property Owners, SEPA Interested Agencies

SUBJECT: Case Numbers: LRN2022-00003/SEP2022-00005-Biennial Comprehensive Plan
Map Amendment

Description of Proposal
191321-42416

TO WHOM IT MAY CONCERN:

On behalf of Sun Country Estates Maintenance Association and current lot owners, we would like to voice our concerns on the current proposal and past development that has taken place.

We would like to address the current and future planned development that affects the quality of life, property values, and safety of SCEMA residents.

In the past development over the last five years, residents called several times to complain about the dust, noise, and increased traffic noise and flow between the apartments and SCEMA.

The homes situated on University Way have lost their privacy and view from the buildings erected. There is also an increase in security concerns with break ins, property thefts, and outside persons walking around the community during the night and knocking on doors and windows. From the beginning of the construction to present, SCEMA has lost the stream flow through our community which has been reduced to nearly zero. This has caused a safety issue of stagnant algae blooms and has devalued property located along the stream.

SCEMA has experienced increased thefts and resident's security issues since the increase in population directly across the street on University Way.

Our entrance to SCEMA located on University Way only allows one vehicle at a time to enter at our gate, which means other vehicles must wait on University Way to enter the park due to the increase in traffic directly adjacent from us. This has been a concern to our residents.

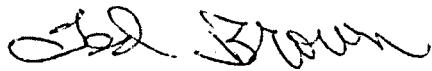
No one has addressed our concerns in prior development of the apartments. We are a 55+ community and are concerned about our privacy and safety issues. The homes along University Way now have a view of three story structures across the street which leave homeowners with no privacy, safety issues, and devaluation of their property. Our stream is reduced to zero causing devaluation of property and health issues.

SCEMA consists of 175 homes, the majority of our homeowners are 70+ and are on a fixed income. They cannot afford to build an 8-foot wall for privacy and security of their property facing University Way and filling in a creek bed with river rock to avoid health concerns over algae blooms and mosquitos due to someone else's development.

Sincerely,



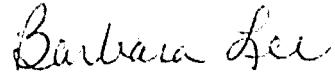
Steve Ford, President, SCEMA Board of Directors



Ted Brown, Vice President, SCEMA Board of Directors



Michelle Burkhardt, Board Member



Barbara Lee, Board Member



Bill Perry, Board Member

Tua Vang

From: Cheryl Whittlesey <whittlesey@riversidechristian.net>
Sent: Wednesday, June 8, 2022 4:00 PM
To: Long Range Planning
Subject: Case # LRN20022-00003/SEP2022-00005

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

To Yakima County,

Please reconsider changing the zoning of tax parcel 191321-42416 from B-1 (professional business) to UC Urban Commercial. Riverside Christian School is a close neighbor. Children ages 3-18 are enrolled at this school. Adults are within easy walking distance from this parcel to our school.

Thank you for your consideration.

Sincerely,

Cheryl Whittlesey

(509) 952-2366