

From: [Mattie Campbell](#)
To: [Chace Pedersen](#)
Subject: Comment - McAllister Summit Plat LP-23-00003
Date: Friday, August 25, 2023 12:11:12 PM
Attachments: [McAllister Comment.pdf](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Chace,

Please see attached comment regarding the proposed McAllister Summit Plat LP-23-00003.

Thanks,

Mattie and Bryan Campbell

Mattie and Bryan Campbell
491 Yellowstone Road
Snoqualmie Pass, WA 98068

August 25, 2023

Chace Pederson, Staff Planner
Kittitas County Community Development Services

RE: McAllister Summit Plat, LP-23-00003

Dear Mr. Pedersen,

We are landowners of property bordering the McAllister property on the Northwest side of Yellowstone Road. We are disappointed to learn that Kittitas County expects to issue a Determination of Nonsignificance for the proposed McAllister Summit Plat. We are writing these comments because we believe that there are significant impacts that will adversely affect both the ecological and human community. Based on the fact that the property is bordering designated protected national forest while the applicants are suggesting substantial changes to the buffer zones of a major creek, we would expect the County to do every due diligence in determining the significance of the impact of this project on this sensitive area.

Our neighborhood is unique to other neighborhoods at Snoqualmie Pass because of its more remote and rural character. Homes are spaced out on larger heavily treed lots, with vacant lots interspersed between cabins providing homes to many year-round and some seasonal residents. A high-density subdivision with a cul-de-sac and closely spaced homes does not fit with the character of the Yellowstone Road community. Here we enjoy the starlight and dirt trails over sidewalks and streetlights.

The proposed project will have a significant impact to the Yellowstone community, as estimated in the 80 additional trips per day indicated on the application. If the County has not already done so, I would recommend a traffic study to be done on Yellowstone Road prior to the approval of this application as these additional trips would dramatically increase the total traffic on the road. Especially considering adding the McCallister Summit traffic to the large amount of traffic that the ongoing Yellowstone Estates project will also add. In order to maintain a rural character and reduce financial impacts to the County, we suggest that the applicant reduce the density of this project so as to be consistent with the character already established at this location.

As we reside in an area that is downslope from the proposed project, it is of extra importance to us that the methods for mitigating stormwater, snowmelt and runoff be sufficient, both during and after construction. The applicant is proposing to mitigate storm water by adding

grass-lined swales. Snoqualmie Pass is not the same as other low-lying areas in terms of growing lawns and grass. I would recommend the applicant revise their runoff and stormwater plans with a better understanding of the property in question and fully considering the unique features of our micro-climate.

As mentioned in the application, the property slopes downwards towards Yellowstone Road. A very major concern for us is that the runoff and drainage not only onto our property but also to the habitat of fish-bearing creeks on adjacent properties. In addition to Coal Creek being a major waterway that feeds into Lake Keechelus. At Lake Keechelus and its surrounding area, there are currently active environmental restoration projects taking place, especially in consideration of the endangered Bull Trout population. There is a creek on the property with a culvert under Yellowstone Road that drains directly into an un-named fish bearing creek that ultimately meets Coal Creek downstream before it meets Lake Keechelus. The addition of this subdivision will increase the amount of snowmelt that is no longer draining naturally into the soil and forest floor. Snow from the new roads and driveways of these 8 homes will be plowed into the street and the drainage must have somewhere to go. The impact of the runoff on this sensitive environment would be significant and should be fully studied so that an adequate mitigation plan will be effective.

As a note, we are concerned that the writer of the critical area report provided claims that a creek with a county maintained culvert was dry because a neighbor informed him that “no water has been seen in the feature for approximately 10 years since the last big flooding event sent water down Yellowstone Road”. As someone who lives adjacent to this creek year-round, I do not believe this to be true. This channel carries snowmelt and runoff downstream to a fish-bearing creek. Also, Yellowstone Road does consistently have minor flooding during storm events with several inches to a foot of running water headed downslope. With large amounts of snow melt and the extreme weather events characteristic of the area I’m concerned that a visit to this site during the dry season, informed by one unnamed neighbor, does not give the County an adequate understanding of the property. The fact that the Kittitas County would issue a DNS based on a Critical Area Report that uses an individual neighbor’s recollection as a source seems deficient.

This is property in a sensitive critical environmental area that needs extra consideration before making such alterations rather than an assumption of nonsignificance based on the applicant’s proposal. We would like the County and the applicant to do every due diligence before allowing a subdivision of this density on these parcels—including the full scope of assessment of the environmental and community impact. The applicant is proposing a very dramatic change to the character of our neighborhood while also requesting to alter buffer zone requirements on Coal Creek which could have lasting environmental impacts.

Thank you for your consideration.

Mattie and Bryan Campbell