

## Chelsea Benner

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**From:** Barbie McQuay <barbie123mcquay@gmail.com>  
**Sent:** Saturday, August 31, 2019 1:26 PM  
**To:** Chelsea Benner  
**Cc:** Mark McQuay  
**Subject:** Short Plats - SP-19-00002 Rampart Row

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Brenner,

I first have to apologize as I am unfamiliar with county protocol regarding comments on community development services. I am not sure if my email regarding Rampart Row short plat in Hyak is to go to you or somewhere else. Please advise if I have taken the wrong path and point me in the right direction.

I live at 20 Garmisch Place, and am aware of the development on Rampart Row in lower Hyak. I have been attending Trevor Konstanich's community meetings for proposal for short plat, informing the local residence of growth and building in our neighborhood.

My concerns regarding this growth is of the current traffic pattern, the exists and the lack of planning to increase roadways. In short there is only one way into Hyak and one road out. During winter recreational times, specifically weekends and holidays, our roads are over populated, congested and concerning. The general public have no regard to the residential areas. The increased interest for snow-play, snow shoeing, alpine and snowboard enthusiasts and cross country participants put Hyak residents and home owners in a precarious position. Currently outsiders park in illegal spots, blocking driveways, causing decreased road width and rubbish on local access roads. People wanting to use the Iron Horse State Trail and Park do not want to pay the fees to park in public area therefore poach the local roads in the neighborhood. The situation is horrible as we have witness everything from double parking, parking in private driveways and fighting with home owners to remain there to garbage from heroine use and needle waste as well as human defecation on the streets outside our homes, in yards and driveways.

The proposed increase in development at Rampart Row means to me more of this abuse but also the difficulty of first responder's access to homes is greatly decreased as the congestion of the roads grow. And most troublesome is if an emergency occurs, and an evacuation were needed during a snow event, vehicles would be bottle-necked at the intersection of Hyak Drive East and St Route 906 as well as Hyak Drive East and Snoqualmie Drive blocking exiting the area from both upper and lower Hyak.

The majority of weekend/holiday congestion is coming from the West side. Public overflow is seen at the snow park at Hyak, the Iron Horse State Park and The Summit snow sport recreation area which increase in numbers yearly with the growth in Seattle and King Co. As the parking needs continue to grow our challenges do too. Adding a development that encourages even more people to visit Hyak exponentially pushes our issues in a negative direction.

Mr. Kostanich confirmed in our last community meeting that adding roads in their plan only decreases the profitability of their development. As long as their goodwill benefits his investors their approach in positive community investment is considered but otherwise no forethought to ease the current congestion issue will be addressed.

I understand private property owners are free to do with their parcels as they see fit therefore I am reaching out to the county to assist us in adding another entrance and exit for easier access for all. As well as traffic management, i.e. ticketing wrong doers and towing illegally parked vehicles. I can not stop the development of the short plats but I do want to be heard regarding the road congestion that will only be worsened with the new development. We need help.

Thank you for your time today and again, if I have "barked up the wrong tree" please let me know who I am to talk with regarding my concerns.

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