

September 6, 2019

Chelsea Benner
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Re: Comments regarding Rampart Row Short Plat (SP-19-0002) application

Dear Chelsea,

Please consider the following comments regarding the Rampart Row Short Plat (SP-19-0002) development application.

My family and I own the two parcels directly across the street from Lots 1-3 in this proposed short plat. Our property is address 490 Rampart Dr., Parcel Number 138635. From looking at the proposed site plan, it appears that homes on these parcels will directly block our view of the mountains. As one of the conditions for approval, I propose that a 16'-0" height limit be imposed on the structures to be built on these parcels along Rampart Dr., from the highest point of natural grade from within the building setbacks, so that the new homes do not block the views from our home and the other homes across the street from them within Hyak Estates. A 16'-0" height limit is typical for view sensitive areas, such as the City of Gig Harbor, and other jurisdictions within the State of Washington. In addition, I would propose that a minimum interior side yard setback of 10'-0" be one of the conditions, which would provide a minimum 20' view corridor between proposed buildings.

Another issue is the proposed density and lot size. The Hyak Estate lots on Rampart are approximately 0.25 acre each (4 units to the acre). The proposed lot sizes in the short plat appear to be 0.11 acre each (9-10 units to the acre), which is more than twice the density, and out of scale from, the Hyak Estate neighborhood. The proposed lots are 50' wide; whereas our lots across the street in Hyak Estates are each 65' wide. There will be three (3) new driveways accessing homes directly in front of our property. Since these proposed parcels are sharing the Hyak Estates road, and becoming part of the Hyak Estates neighborhood, which has strong design guidelines, then these lots should be in proportion to the scale, size, shape and size of the Hyak Estates lots. This will ensure consistency of structure sizes, preservation of property values, and reduce impact to existing services, utilities, water, storm water run-off and traffic. In addition, they should be held to the same architectural design standards that are required in Hyak Estates.

Rampart Drive is one of the last roads to receive snow removal plowing service, after a snow event; therefore, additional on-street parking should not be allowed on Rampart. Additional parking and driveways right across the street from us will be hazardous to our ability to come out of our driveway safely. It is already an issue when the road hasn't been plowed, and icy conditions exist. Will the county increase frequency of plowing with additional homes being permitted? Is off-street parking being provided for the new homes? Will the front setback off Rampart be large enough to accommodate parking on each proposed lot? As a condition of approval, the front setbacks to the proposed lots need to meet the setback standards and parking requirements already established for Hyak Estates, at a minimum, which I believe is 25'-0".

The area of the short plat is very wet, from natural spring water coming out of the hill. This is a concern for storm water, and geological preservation of the critical area hillside. When we and our neighbors constructed our homes, we had to divert excessive amounts of ground water around our foundations during and after construction, due to natural spring water coming out of the hillside. There are several open "streams" coming out of the hill between our house and our neighbor's houses. This would be another reason to require ample space between the proposed building envelope footprints, to allow for storm drainage easements. There is a storm easement between our house and our neighbor's house. Will this drainage easement continue to the other side of the street, along the south-east property line of Lot 1? What about on the side of Lot 3?

There was a recent avalanche on the Summit East's adjacent ski slopes a few years ago, which is part of the same hillside as Hyak Estates and the proposed development. Over-development of the hillside could compromise the natural flow of water and slope stability below our home, on the downhill side of Rampart drive. Are there any conditions included that will insist that future construction will abide by using Best Management Practices and erosion control measures to prevent erosion and to provide slope stability?

Please send me a copy of the Hyak Final Development plan that is associated with this short plat application.

Also, I would like to be notified of the short plat final decision and conditions of approval, and the process for appealing the decision, should it become necessary.

Thank you for your assistance,

Sincerely,

A handwritten signature in blue ink, appearing to read "Jan Ratcliffe", written over a horizontal line.

Home Base LLC

Jeanne Ratcliffe-Gagliano, member
Olive Ratcliffe, member
Tim Ratcliffe, member
Megan Ratcliffe, member

Please mail decision to the following members:

Jeanne Ratcliffe-Gagliano
3808 Forest Beach Dr NW
Gig Harbor, WA 98335

Olive Ratcliffe
Home Base LLC
2145 N. 88th St
Seattle, WA 98103