

## Chelsea Benner

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**From:** JOANNE ATTAWAY <4st4us@gmail.com>  
**Sent:** Wednesday, September 04, 2019 9:03 AM  
**To:** Chelsea Benner  
**Subject:** Rampart Row Short Plat (SP-19-00002)

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

Dear Chelsea, We have a few concerns that we will list and hopefully get addressed by the new developers and the County. By the way, we have had a short informal meeting with them (the developers) as a neighborhood group. Most of our questions were answered there. BUT ( 1.) drainage is a huge issue around here. We have natural springs of water from the mountain sides. Plus the snow melt in the Spring. I realize it is the home

owners discretion on implementing a plan for their lots. When a developer group goes in, is it their issue? We see water problems on Rampart Dr across the street from our home. We are at 450 Rampart Dr. (2.) Is a hot tar roof really legal here? Most of the homes here, maybe ALL, have metal roofs for protection against fire. A tar roof was put on the house on lot 35 (?) 2 lots from us. (3.) It looks like the property high on the mountain behind us has also been purchased. It is extremely steep. Water will be a HUGE issue if building takes place there. (4.) Set backs for homes in the area certainly

must have room on the street for snow removal. So far our county has done an excellent job getting most of it off the street. Mainly because we have the extra room with the vacant lots to blow it on. Now that it's being developed, we believe maximum space should be provided in front and between houses. Hyak HPOA had a 25' setback that really helped and setback for each side of the home, plus height regulations.. I'm not sure that the new houses will buy into the HPOA. (5.) In an emergency situation, is there enough roadway to exit the entire neighborhood onto

Road 906 and then I-90? At present we only have ONE exit to the entire community. We have to remember that there is also a ski resort inside our community. (6.) Off street parking is also an issue. We currently have homes that are used for rentals. Some that house a large number of folks. Along with the overflow from skiing there is a HUGE issue with getting emergency vehicles in and out, let alone full time residents. We truly wish parking tickets would be issued by the county. It would satisfy a lot of the "lack of revenue" we are constantly reminded of. (7.) Will

ALL of the buildings comply with some kind of code that will not block views? Thousands of dollars could be lost by the current homeowners if that is overlooked. This would be addressed in the set back etc regulations i suppose.

We appreciate the time that you take to listen to all of us. Thank you very much. Joe and JoAnne Attaway  
450 Rampart Dr. Snoqualmie Pass,  
WA 98068. Lot 37 division 4 of  
Hyak Estates. 425 434 0752