

Chelsea Benner

From: Renee DeLucia <renee.m.delucia@gmail.com>
Sent: Monday, September 02, 2019 9:47 PM
To: Chelsea Benner; CDS User
Subject: Rampart Row short plat SP-19-00002

Follow Up Flag: Follow up
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To whom it may concern,

I am writing on behalf of the HPOA at HYAK regarding the new development. We do have some concerns.

Regarding the first three homes on Rampart:

Parking: We want to make sure there are proper set backs for enough parking. The lots are on a hill so it is imperative that the county is able to plow and that drivers can keep speed up to continue on hill.

(There has been a lot of trouble with rentals like 320 Rampart that say they can hold over 35 people and often do not have enough parking to keep cars off street

Water drainage. We have a lot of water coming off the mountain. A home that is in process of being built nearby on Rampart (-lot 52) was allowed to build over two underground streams and were not required to put in proper drainage. (Even though emails were sent in from a Kittitas County county employee stating that the streams were there and would cause drainage problems for that lot and the ones below it.) The home has water issues and rather than put in proper drainage has just put in a pipe and are draining on the neighbor's lot. (-lot 51 When he eventually comes up and sees this it will not be good for the county or the homeowners)

Water/sewer: there is a water shortage up here and rates have more than doubled in the last five years. The lots/homes in the Hyak HPOA have already paid assessments of over 15,000 each for roads and for water/sewer. (30,000 per lot.) Why would the new development not be assessed instead of continuing to burden existing owners who have already paid.

Building materials. Some torch down type roofing has been put in. We want to make sure building materials are going to hold up in harsh conditions and be firewise.

The future development:

Our concerns for future development are:

Parking/snow storage and snow load. Some lots are as small as .11 Will there be room for snow load and vehicles so the county can plow and residents can get around?

Parking lots. The development is slated to take up existing overflow ski parking lots. These are already inadequate on busy weekends with people from the ski area as well as John Wayne trail parking all over streets, blocking driveways, etc

Thank you in advance for looking over and responding to our concerns.

Sincerely,

Renee DeLucia
HYAK HPOA