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KITTITAS COUNTY  
CDS

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES  
411 N. Ruby St. Suite 2  
Ellensburg, WA 98926

Ref: Ben Davidson Short Plat SP-07-111

Dear KCCDS;

I do not necessarily get involved with what my neighbors wish to do with their property, but after reading some of the comments Mr. Davidson has submitted with the application, I do believe there will be some much needed changes to his application, some of them to even make it LEGAL.

First and foremost is 12 b: His statement that BPA is an EASEMENT is correct, but by no means is it an open invitation for ALL RECREATION ACTIVITIES. The BPA owns the transmission lines and towers that is ALL. The property underneath is owned by either private landowners or other agencies, NOT BPA. The trespass law for the State of Washington clearly states that anyone wishing to access private property will need the permission of the landowner unless it is a public road, of which there is none in this area, which is why we have the road use agreement in the first place. For Mr. Davidson to make the statement that the area will be open is in fact inviting every wannabe lawyer in the State to lay claim to the entire area as Public Property. I doubt that the people that pay taxes on the property will be real happy with that decision.

12a: Motorcycles, ORV's, Snowmobiles, Bicycles, Hikers, Berry Pickers, and Mushroomers are also in the area at times, not to mention road hunters, slobs that leave garbage around and the occasional target shooter that believes it is public property, but do not forget the wood maggots that like to high grade timber and firewood that don't belong to them.

Environmental Elements f and h: Mr. Davidson is fairly new to this area and has not been there long enough to see what a fast runoff will do in the spring while the snow is melting and a warm Chinook comes through with rain to follow. YES there is a possibility of erosion and most of it will run over the road or through culverts that he may have planned in the development, but at any rate, the majority of it will end up on my property. As it is now since the Plumb Creek Timber and Dennis Kenfield episode of logging on the property to the south of me, every year I get a river running through my driveway till the snow melt subsides. Sometimes I have as much as 6 inches of water going through. I would strongly suggest that a silt guard be installed and maintained for a two-year period after development until the soil and vegetation become stable again.

Plants a: He forgot to mention the Knapweed and Tansy that has attached itself to the edges of the Easement road and gets worse every year that development keeps disturbing

the soil. The Knapweed is very fond of being distributed by the vehicle traffic, which it has done over the years.

Animals a: Vultures, Red tail Hawk, occasional Bald Eagle and other migratory birds. Turkeys, Grouse, Dove, Owls along with bear, deer, elk, cougar, bobcat, coyote, one Lobo Wolf and Pine Martin also have been spotted during my years in this area. This is also a calving ground for Deer and Elk in the spring

Environmental Health a, 1 and Public Service a and b: Last weekend I had the pleasure of talking to Fire District 7 volunteers as they were counting noses and finding structures in case of evacuation due to the Cabin Creek Fire. They were unaware of anything on the south side of the KRD Highline Canal and were doing a survey from Tucker Creek to Fowler Creek. I happened to mention that the bridge over the KRD canal had been upgraded last year, but they claimed that since there is **NO GROSS WEIGHT SIGN** on the structure that they will not cross it with anything larger than a small vehicle, which precludes any use of their large equipment in case of fire. I do believe there has to be some provision made at this point to get an engineer to test the structure and post the weight limit on it for every ones safety. The person that developed the first five acre plots that were purchased from Woodard is the one responsible for that, but obviously they fell short in that responsibility and should be taken to task to make things right, not Mr. Davidson. They are the ones that "made the bridge safe for fire trucks" as they told me in their own words when they were reinforcing it last year. I believe the responsibility is theirs alone, as the legal documents will state as submitted to your office in prior correspondence. I will also attach a copy with this letter just so there is no misunderstanding. The worst threat all landowners along this part of the county have is **FIRE!** The more people that want to ride and pass through in the summertime will be the ignorant ones that want to play with fireworks on the 4<sup>th</sup> of July or decide to have a party and leave a campfire unattended to smolder into a problem. We will not forget the careless match, cig butt or illegal exhaust system, not to mention a hot Catalytic Converter parked on top of dry grass. I do hope you see the point since the prevailing wind follows the BPA lines.

Transportation f: Mr. Davidson does do a good job of glossing over the question on the table. As I understand it, with 4 residences of so called "Middle Income" nature, that would mean that after all the sites are developed and sold then occupied, that would correlate into a minimum of 8 trips per day per total occupancy, with the usual suburban usage it would be more like 3 times that many, but then you add the possibility of all the other properties that are under development in this area, hmm, sounds like it will be a constant dust cloud in the summer, not to mention the "Recreation Use" that was previously addressed. Would you like to move into a situation like that?

Now we come to Utilities, mostly WATER. I have no problem with Mr. Davidson's plan to bring in the power and phone and have offered to help with it. The largest problem I see with this area is finding a suitable potable water source. Mr. Davidson has told me that the two wells that have been drilled so far have yielded little more than 3 GPM, which isn't enough to sustain a household, let alone any stock or irrigation. I thought that

when an area is developed, the growth management plan was to have one community well per 4 residences, or did that get thrown out with the bath water? With the two wells that are there now, I figured he would be limited to just two residences in this area, not four. I do have first hand knowledge of how the aquifer works in this area since I have had the pleasure of some old folks that knew how and where the water veins are and how to develop them. Unfortunately, these folks are gone now, but I did learn a lot. One of the best things to remember, if you tap into a vein that someone downstream is using, you can cause them to end up with a dry well if you use too much. I guess, that is okay since the drillers get paid along with the county for the fees involved!

Now we finally get to the short plat map. **DUH!** Lot D, double **DUH!!** Who in their right mind would want a 40ft wide strip of land going nowhere? I realize there had to be some adjustments made, but since most of the land in all of these parcels is BPA Easement and the closest line to any of the proposed structures is the Grand Coulee/Ravensdale that carries three stacks of 500,000 Volts. If one of those goes to ground there is a 100-yard area that will kill anything in it faster than the devil could. I have had the pleasure of working with some of the BPA people that can educate the public on what can happen with high voltage power. They have engineered them to withstand most of what nature can dish out but they can't outmaneuver human stupidity.

I guess this is the end of my statements that will most likely sound like I am against the proposed short plat, but I am not, I just want some of the past mistakes rectified and made part of the public record, also to make sure that everyone knows what the future will do to this area. I have already seen more destruction in the last 20 years than I care to along with the loss of wildlife and property damage by ner-do-wells that think the world is theirs for the taking and stealing. One other thing to remember is that the more assets and toys that end up in this area, along come the thieves and druggies to steal it. The one thing that keeps them out so far is that we have manage to catch a couple red handed and the word has gotten around, but when more opportunity is available, the risk of getting caught is reduced quite a bit.

Sincerely



Chet A. Munro