

From: [Richard Meadows](#)
To: [Jeremiah Cromie](#)
Cc: [Brent Boylan](#)
Subject: Clear View (SE-21-00017) SEPA Questionnaire Response
Date: Friday, September 10, 2021 8:43:30 AM
Attachments: [Doc1.docx](#)

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Jeremiah Cromie, email: jeremiah.cromie@co.kittitas.wa.us
Kittitas County Community Development Services
Ellensburg, Washington 98920

RE Clear View (SE-21-0017) SEPA Questionnaire Response

Dear Mr. Cromie,

We are the owners located at 771 Whisper Creek Drive, parcel number 20508. This application has several references to a road being constructed as “secondary access”. Our primary concern is how the County will ensure this road, if approved, will be constructed using the strictest requirements. Those requirements as listed per the County Codes “Private Road Design Requirements”, 12.04.070 and “Private Road Design Criteria” 12.04.080, Table 4-4A are the standards we expect. As a matter of safety, the south end of this property is extremely steep, well beyond the private road minimum design standard. If the road construction were to be continued, we expect current grade and surface regulations to be enforced by the County.

The following sections of the SEPA questionnaire contain additional specific concerns, comments:

Page 7(a)(4): references “residents on Pasco” road having access to Whisper Creek Drive. This is NOT allowed by the HOA. All roads inside the HOA are PRIVATE and for members and invited guests only.

Page 8(L): again references access by non-HOA residents, which is not allowed per HOA private road use rules.

Page 10(13)(d): again refers to “public” access which is not allowed per HOA private road use rules.

Page 11(15)(a)(b): refers to “the second access to this large development”. This second access is required before more parcels are allowed, it is not a choice. The HOA is at maximum allowed number of parcels before constructing a proper second ingress-egress access road.

Page 12(4): refers to “creating an emergency access” when in actuality, it is a second access road built to code that is required by county rule.

Page 13(6)(7): refers to a “proposed second access”, which, again, is a county requirement. It also refers to “the public” which this second access road is not allowed. The county- required built- to- code second access road is for HOA members and invited guests only and will require a security gate.

We also have concerns about rainwater, snowmelt runoff, etc.

We request road engineering plans to be prepared and presented to the Westside Heights HOA before the final short plat approval. This has not been presented to the BOD nor owners for their review. There are many variables for the community to consider; who would maintain the road, related costs of ongoing maintenance and gate construction, etc.

Brent Boylan & Rick Meadows

