

To: Jeremiah Cromie  
From: Bryan and Brenda Alford  
Date: September 8, 2021  
RE: Clear View (SE-21-00017) SEPA Questionnaire Response

We are the owners of the property adjacent to the north, parcel number 715334. This application has several references to a road being constructed as “secondary access”. Our concern is about 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. The south end of this property is extremely steep and we expect current grade regulations to be enforced by the County.

Of particular concern are the following sections of the SEPA Questionnaire:

**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 and snowmelt runoff.

We request road engineering plans to be prepared and presented to the Westside Heights HOA before the final short plat approval.