

From: [Vaughn Bray](#)
To: [Jeremiah Cromie](#)
Subject: Fwd: Kittitas County Project: Clear View (SE-21-00017)
Date: Tuesday, August 31, 2021 11:05:52 AM

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August 31, 2021

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

RE Clear View (SE-21-0017, tax parcel 11884

We are writing concerning the aforementioned project submitted by Mark Couper on behalf of Clear View Aspen Canyon Homes LLC. We are the owners of the easterly adjacent property having the parcel number 17583, and map number 19-14-01000-0016. Our understanding of the application is for a rezone from Forest land use to Rural Residential land use, and a north-to-south easement for a future road between Whisper Creek Drive and Pasco Road / Fowler Creek Road. Our project application comments are as follows.

- We have no comments on the Forest land use to Rural Residential land use. The application indicates there are four lots developed on the property in accordance with the Counties and Washington States appropriate development codes.
- What status will the County assign to the Applicant's new north-to-south road between Whisper Creek Road and Pasco Road ? Will the County approve this as a "private" road only usable by the short-plat lot owners and guests, or a usable "public common" road for the Westside Heights Homeowners Association residents, land owners, and guests?
- Will the County require that this new north-to-south road between Whisper Creek Road and Pasco Road become another ingress / egress road for the Westside Heights Homeowners Association residents, property owners, and guests? Currently, the ingress / egress road for the Westside Heights Homeowners Association residents, property owners, and guests is from Westside Road.
- Currently, a road and utility easement exists across the southern property

boundaries of adjacent easterly properties to the Applicant. This easement connects Pasco Road and Alpine View Drive. The Applicant uses a segment of this easement for the Applicant's road connection to Pasco Road. I am concerned that the applicant's new road will not allow for an intersection between any future road on this easement and the Applicant's road.

- Will there be an asphalt paving requirement for the new north-to-south road between Whisper Creek Road and Pasco Road. Roads within the Westside Heights Homeowners Association are asphalt paved.
- Can a security gate be installed at the intersection of the new north-to-south road between Whisper Creek Road and Pasco Road?
- We are concerned about the Applicant's response to the question about rainwater or snowmelt runoff from the new north-to-south road onto Whisper Creek Road. Our property is downslope from the applicant's property, and any rain water or snowmelt runoff might overwhelm the existing roadside drainage system and our properties road culvert.

Thank you for receiving our comments, and entering them into the public record for consideration into the rezone, easement development, and design standards for the Applicant's land development and future road.

Vaughn D. and Terri Bray
206.250.3960 Cell

VaughnDBray.Architect@gmail.com