

From: [Mae Hawkins](#)
To: [Kelly Bacon \(CD\)](#); [Mark Cook](#); [Josh Fredrickson](#)
Subject: Fw: SEPA comments on the Determination of Non significance Kittitas County SEPA checklist (SE-22-00002).
Date: Monday, June 6, 2022 7:39:59 PM

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From: Mae Hawkins <maehawkins@wavecable.com>
Sent: Sunday, June 5, 2022 6:41 PM
To: kelly.bacon.cd@co.kittitas.wa.gov <kelly.bacon.cd@co.kittitas.wa.gov>; mark.cook@co.kittitas.wa.gov <mark.cook@co.kittitas.wa.gov>; josh.fredrickson@co.kittitas.wa.gov <josh.fredrickson@co.kittitas.wa.gov>
Subject: SEPA comments on the Determination of Non significance Kittitas County SEPA checklist (SE-22-00002).

To Kittitas County including the following people:

Kelly Bacon in Community Development Services . Mark Cook, Director of Public Works Josh Fredrickson, County Engineer.

Thank you for giving me the opportunity to comment on this project. Let me introduce myself first. My name is Mae Hawkins and my husband Myron and I own 21 acres at 1006 Alice Road, parcel number 615734. We bought the land in 2011 for a getaway from the west side and to camp without all the rules in a campground or having to make reservations nine months out and where are our dogs don't have to be leashed. We enjoyed it in our trailer for the first several years then decided to build a garage to store things in and get out of the weather if need be. We enjoy the "camp" feeling and riding our quads, hiking, watching wildlife, sunsets and the views around the mountain. We also have friends from other areas come up to camp with us and our son travels from Nevada to spend long weekends. Many great memories have been made and we hope for more in the future! We travel to our place at least twice a month usually on weekends. Obviously, we need Alice Road to access our place. We contribute to the Lower Peoh Point Tracts yearly dues to help with the road maintenance and are very willing and appreciative of all the year-round residents.

It appears there are some discrepancies on the planning of this project.

First, The SEPA checklist and project proposal did not properly identify or account for all of the parcels and users that are served by the access road. The access road serves 9 parcels, five of which already have addressed residences in place, and so is not a "driveway" as defined by the County codes. We are one of the nine and have concerns why this was overlooked. It seems that others who live or own property on Alice and the access road should have more input than one new buyer.

Second, the equipment during construction will more than likely damage the roads. I really feel for the year-round residents as this will be a huge inconvenience. I am also concerned while construction is going on will any of us be notified? Who is responsible for this? If we drive 2 hours to get there and can't access our property due to road construction, we would not be happy campers!

In closing, I believe the County should withdraw the DNS based on insufficient information from the applicant regarding an accurate accounting of the parcels being served by the access road, and the full project scope as it impacts Alice Road. Also request that any determination should include mitigating conditions that will ensure that Alice Road is not damaged and that the applicant would be solely responsible for any improvements or conditions that the County may require.

Thank you,
Mae Hawkins
3164 SE Tucci Place
Port Orchard, WA 98367
360-265-6669

This is my original letter sent February 7, 2022

Hi Kelly,

My name is Mae Hawkins, co-owner of 21 acres at 1006 Alice Road. We have owned our property for over 10 years. We bought it for camping and just being out in nature, to get away from it all. It is our favorite get away and like it being rural.

Anyway, we have been contacted many times by Robbie Cape and know he has submitted permits to widen and pave the road we are on. I understand that when you buy property it is yours to do what you want with as long as you follow the rules. However, I don't understand how he alone is able to widen and pave an easement road that several of us share to get to our property. He has asked us to help with finances for the road if we intend to build on our property, which we do not in the near future.

A few things that concern us. We really don't know what the spring run-off will do to the area as every year is different. This winter there is so much snow and ice that the runoff will be a mess, and paving will not help. The neighbors below this property will be affected the most. I don't think Mr. Cape understands all of this.

I am also wondering whose responsibility it will be to maintain the road? As it is now, it is fine for all of us the way it is.

Another question, how will this affect our property taxes?

On the SEPA Environmental Checklist I noticed some discrepancies.

#7 Environmental Health (page 6-7.) I would like to have someone check into this please. The previous owner (Sean Wagner) who Mr. Cape still leases some of his land to has possibly contaminated it with many things including the natural springs. It needs to be looked into.

#8C Structures on site (page 8). Previous owner has many vehicles and trailers and garbage on site. Now belongs to Mr. Cape.

#12 Recreation (page 9-10). It will disrupt recreational use because this easement adjoins the Wenatchee National Forest which many of us bought our property in order to access for recreational purposes. Our wildlife has diminished in previous years due to the previous owner and his activities.