

February 16, 2022

Kelly Bacon  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

Dear Ms. Bacon:

My wife, Susan Stoltz, and myself purchased property in Cle Elum, WA, in July 2021 (parcel 17579). We purchased the property primarily for summer recreation activity with the beautiful landscape and dirt road environment. The intent of this letter is to express our concerns regarding the SEPA Process and Clearing and Grading Permit proposed for a road project by Robbie Cape (SE-22-00002 Cape). We have concerns that the project construction may limit or impede access to our property since there is only the private road for access.

Currently, our property has no buildings or utilities. We were informed the property was part of an HOA and that any major improvements or projects would need to be approved accordingly by the collective landowners. Robbie Cape has, on multiple occasions, discussed his plans to drastically alter and pave the road. We have expressed to him several times that we do not support his proposed project. He has approached us multiple times to garner our support and potential financial contribution.

We are concerned about the potential environmental impact of the project to our property and surrounding properties. It appears the proposed project is mentioned as being a driveway improvement, but the road is a private access road for multiple landowners to include properties owned by Osterberg, Thayer, Hawkins, Leff, Strand, Pereira and ourselves. It should be noted that a majority of the project crosses land owned by others and is not in fact a driveway.

We were informed that a similar road project failed when County road standards were not met in the 2000s. It appears that the lower section of the road near Alice Road has a right of way that is 30 feet wide and reportedly owners near the area submitted letters with concerns about further changes/widening of the road.

We are concerned about the impact of water runoff, erosion, damage and/or flooding to surrounding properties. We have not received details to clarify how the potential issues will be addressed. We also have concerns about the potential impact of water runoff and flooding to the property owners located below the start of the project on Alice Road, such as the Hoekstra property directly at the bottom of the steep incline for conveyance of storm water/runoff.

The possible negative impact on local wildlife in the area that includes deer, elk, various songbirds, cougar, bobcat, bear, coyote, hares, mountain goat, turkey, owl, eagle, peregrine falcon, grouse, and other small mammals is unknown. It appears there is one perennial stream and several seasonal streams in the area that distribute significant amounts of precipitation/snow melt in the area. The road adjacent to our property has a steep grade with existing culverts that could be compromised due to proposed road

work. We request further inspection, analysis and/or assessment of the potential impact on the stream and surrounding areas to avoid disrupting the natural landscape.

The potential damage to Alice Road during construction has not been addressed. We voluntarily contribute to the cost of road maintenance of Alice Road, which is maintained by the surrounding owners. The applicant has mentioned approximately 5,000 cubic yards of regrading and base material for surfacing will be needed that will require extensive, heavy dump truck traffic with the prospect of road damage and extensive dust.

Please feel free to contact us with any questions. Thank you for your time and consideration.

Sincerely,

Scott and Susan Stoltz  
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