

From: [Scott Stoltz](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Mark Cook](#); [Josh Fredrickson](#); [Susan Stoltz](#)
Subject: SEPA Checklist Comments SE-22-00002 Cape
Date: Thursday, June 9, 2022 9:10:52 PM

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Dear Kelly:

Please consider our comments regarding the Determination of Nonsignificance (DNS) issued by Kittitas County, SEPA Checklist (SE-22-00002) and associated grading permit application (GP-22-00009).

Last July, we purchased parcel #17579, now known as 1010 Alice Road, Cle Elum, WA 98922. We use our property regularly for recreation and camping. The only access to the property is the easement road, via Alice Road, and we currently tow a travel trailer to and from the property. We are considering the building of a recreation structure in the future following the recent receipt of an address permit.

Off Alice Road, there are (9) parcels and many land owners that use the easement ROAD, therefore, it is clearly not a "private driveway" as referenced in the proposed grading application. We maintain our prior reported concerns (submitted to you on 2/16/22) that any significant work on the easement road could impede our access to the property. We contribute financially to the maintenance of Alice Road along with surrounding neighbors. We request written clarification to explain how the project can be deemed a "driveway" when there are (9) parcels that use the road for access to properties and the work application mentioned (3) parcels.

It appears the project involves road grades with inclines that exceed the County's design requirements for a private road. There are sections of the easement from Alice Road through the Little Peoh Point Tracts that appear to be too narrow to meet the requirements for a private road.

Comments noted in the SEPA from Public Works indicated the developer would need to alter lower Alice Road to bring it up to private road standards. We request further evaluation of the potential impact to lower Alice Road and surrounding areas. We have concerns about potential damage to Alice Road with construction equipment and

altering of the lower portion of the road could disrupt or destroy existing waterways running under the road.

We request the County withdraw or at least pause the DNS based on the need for additional information and/or assessment of the affected parcels and potential impact to the entire Alice Road community. We also request that any determination should include mitigating conditions that will ensure Alice Road is not damaged or negatively altered and the applicant would be solely responsible for any improvements, construction, remediation, additional assessment or conditions that the County may require.

Please confirm receipt of this email. Please also contact us with any questions. Thank you for your assistance.

Sincerely,
Scott and Susan Stoltz

1010 Alice Road, Cle Elum, WA 98922

Cc:
Mark Cook, Director of Public Works
Josh Fredrickson, County Engineer