

TO:

June 8, 2022

Kelly Bacon

Jeremy Johnston

Mark Cook

Josh Fredrickson

RE: SEPA comments on the Determination of Nonsignificance issued by the County regarding SEPA Checklist (SE-22-00002).

FROM:

Van and Adriana Vorwerk

780 Alice Road

Cle Elum, WA 98922

1) We are submitting SEPA comments on the Determination of Non Significance issued by the County regarding SEPA Checklist (SE-22-00002).

2) We own the property at 780 Alice Road, and I am a year around resident at 780 Alice Road, Cle Elum, WA 98922. We live on Alice Road and it is a privately maintained right of way and we are part of the road maintenance association that is financially responsible for maintaining Alice Road.

3) The following points detail our objections to the DNS:

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.

The proposed project involves road grades that are too steep to comply with the County's minimum design requirements for a private road. This point alone should prevent approval.

The easement from Alice Road through the Little Peoh Point Tracts (LPPT) is too narrow to meet the County's minimum design requirements for a private road.

- Potential damage to Alice Road by heavy equipment during construction would create financial liability and hardship to Alice Road property owners who are responsible for road maintenance. The year around residents of Alice Road are retired and living on fixed incomes. We currently maintain the road through an annual contribution to a road maintenance fund. Each property owner on Alice Road contributes a modest sum to maintain the road for access of residents, owners/guests, first responders and the general public. We accept the burden, the responsibility, and the honor of maintaining Alice Road. After all, it is our lifeline.
- SEPA comments from the Public Works department indicated that the developer would be required to bring Alice Road up to private road standards. However, that full project scope was not identified in the SEPA checklist or evaluated by the County in making its SEPA determination.
- In short, the County ignored significant critical and relevant factors that would have prevented the DNS conclusion.
- The idea that an access road 1.5 miles long that provides access to 9 parcels of land with 5 separate addresses, be considered a “driveway”, is ludicrous and irresponsible and will likely not stand in a legal challenge. This smacks of a rigged process, when the County ignores these basic facts. This is NOT a driveway. This is an access road and the improvement requirements must be in line with access road designation.

4) We hereby request that the County 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.

Van and Adriana Vorwerk
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