

**From:** [Kelly Bacon \(CD\)](#)  
**To:** [Jim Leff](#)  
**Subject:** RE: Comments on -- Miscellaneous SEPA Applications - SE-22-00002 Cape  
**Date:** Tuesday, February 22, 2022 8:17:00 AM

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Good morning Jim,

Your comments sent on 2/13/22 were received.

Thank you,

## Kelly Bacon

### Planner I

#### Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

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**From:** Jim Leff <jimleff@msn.com>  
**Sent:** Wednesday, February 16, 2022 2:19 PM  
**To:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>  
**Subject:** RE: Comments on -- Miscellaneous SEPA Applications - SE-22-00002 Cape

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Dear Ms. Bacon.

I am just checking to ensure that this was received.

Please let me know and confirm receipt.

Many thanks,  
Jim

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**From:** Jim Leff

**Sent:** Sunday, February 13, 2022 9:50 AM

**To:** 'kelly.bacon.cd@co.kittitas.wa.us' <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>

**Cc:** [tamileff@msn.com](mailto:tamileff@msn.com)

**Subject:** Comments on -- Miscellaneous SEPA Applications - SE-22-00002 Cape

Dear Ms. Bacon:

These comments pertain to application for permit for drive way improvements as documented in "Miscellaneous SEPA Applications - SE-22-00002 Cape". Found online at:

<https://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Miscellaneous%20SEPA%20Applications&project=SE-22-00002+Cape>

My name is James Leff. My wife Tami and I own Parcel 17580. Our property abuts the North and East sides of the gravel road/driveway in question.

### **Concerns/Comments**

#### **1: Expansion / Widening of the Road**

We are concerned about any widening of the current gravel road (originally developed by Sapphire Skies). Our barn/cabin is relatively close to the gravel road and any expansion of the road in our direction would reduce our open space. Further, our electric transformer is at the bend in the road at the bottom of a steep hill. By increasing the speed of traffic on the driveway, particularly at this bend and in the winter, there is a higher chance that both the barn and the transformer could be damaged either during or after construction due to accidents.

Potential mitigations for this might include short and long-term fence/barrier construction to protect the property during and after construction and a review of the exact location of the proposed road edge with a focus on limiting negative impact to our property – particularly in the areas near our transformer and our barn.

#### **2: Construction Equipment, Parking and Debris**

The area near our cabin/barn is a larger clearing and we find that people doing construction, hiking, hunting, etc. throw their debris, park their equipment, and generally make a mess. We already have a significant dust control issue in our barn with just light traffic on the current gravel road. The dust, noise and mess will increase exponentially during a construction effort of this size. Especially if we don't plan-ahead and agree on an approach to resolve.

Potential mitigations might include a temporary fence and agreed upon rules and instructions for contractors and their employees regarding noise, mess, parking, etc.

#### **3: Runoff**

During a heavy rain, even the current gravel road becomes a stream that runs down the hill toward our barn. With less permeable road surface, we can expect that this runoff and the associated chance of erosion will increase, and that it could also impact water quality in our area. We would

like to be assured that all relevant water-quality protective measures are adhered to, and to see and understand the mitigation plan related to potential runoff and erosion issues, including any inspection and oversight provided by the county for this project.

#### **4: Cost and Maintenance**

It is our understanding that the Applicants (Robbie and Bonnie Cape) will be covering the cost of this driveway improvement effort and any future maintenance. We would not be willing to pay for this road improvement or any maintenance above our share of the cost to maintain the current gravel road. If there is any possibility of our being encumbered with additional costs either from the county, the applicant or other, we would like to know about it before this project moves forward.

We do understand that the Capes are invested and interested in moving this project forward. Although we don't have an interest in supporting the project financially, we are generally in support of our neighbors being able to improve and enjoy their Kittitas Country properties. We look forward to working with the Applicants (the Capes) and the County to ensure that we can mitigate the concerns that I have presented above and any others from our Alice Road and Peoh Point Neighbors.

Let me know if you have any questions.

Many thanks,  
Jim and Tami Leff  
Jim Leff Cell – 206-510-5495