

From: [Bill Blanchard](#)
To: [Chace Pedersen](#)
Subject: Comment Re Egan Short Plat (SP-23-0001)
Date: Wednesday, March 29, 2023 4:25:16 PM

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Hello Chace,

I am in strong opposition to Egan Short Plat (SP-23-0001). Sub-division of parcel #452836 will have a detrimental affect to our property, parcel #442836.

Current access to parcel # 452836 is limited to easement X as shown in survey recorded October 10, 1995 in Book 21 of Surveys, pages 113-115 under Auditor's File No. 586066 records of Kittitas County, Washington, Sections 1 and 2 in Township 19 North, Range 15 East, W.M., Kittitas County. The majority of said easement is on our property (parcel #442836).

This easement is currently utilized by parcels 442836, 655534 and 452836. It is the ONLY access to these three parcels and will be the ONLY access to the proposed sub-division. The easement is only composed of dirt and gravel with a hazardous, steep, and sharp blind corner at the southeast corner of our property. The full length of the easement road is already subject to washboard effect, deep potholes, and erosion due to constant wear from current traffic loads. Adding another plat will only increase this load.

Easement X road surface has only ever been 14 feet wide at most over its entire length since it was excavated in 1995. This is due to steep embankments on either side of the lower half, and a runoff ditch along one side and embankment of the opposite side along the upper half. This makes it impossible for vehicles to pass in opposing directions. Especially at the steep, sharp, blind corner (see accompanying photos). Increased traffic will also increase the likelihood of more frequent head-on encounters making travel for all parties affected awkward and difficult. In addition, winter conditions compound these difficulties, including access by emergency vehicles.

The north most section of Easement X is owned by Lonnie and Cindy Hartwig in the parcel north of ours. Their portion of the easement is on approach to our property and will also be affected by the increased noise, dust and wear if the proposal is approved.

If this subdivision is approved, our parcel will be subject to devaluation due to increased traffic and noise through our property via Easement X with subsequent use of the newly formed parcel. The amount of dust and erosion will cause a significant increase in maintenance and repair needs.

According to 12.01.090 of the Kittitas County Code, it is the responsibility of the developer to improve the "roads", in this case our easement, in accordance with KCC 12.10. Without the improvements made, we cannot agree to this subdivision.

Based on these facts, I strongly object to the proposal and recommend that it be denied.

Thank you for your consideration in this matter.

William P. Blanchard

Catherine J. Walton

 [Approach_to_Corner_1.jpg](#)

 [Approach_to_Corner_2.jpg](#)

 [Approach_to_corner_3.jpg](#)

 [Easement_X_Below_Corner_Looking_Northward.jpg](#)

 [Steep_Corner_Washboard_1.jpg](#)

 [Steep_Corner_Washboard_2.jpg](#)

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Bill Blanchard











