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RE: Majestic Group SEPA Application SE-24-0020

Parcel #778834

Bradley and other members of the county,

I have several reservations regarding the Majestic Group LLC's application to clear the land on parcel #778834. This parcel has seen multiple failed development attempts by various parties over the years. It is imprudent for the county to permit the complete removal of vegetation without a concrete plan or proposal in place. Such actions could have detrimental effects on our community for the sake of an absentee owner's potential gains. The current process that allows this SEPA application to proceed without a solid plan from Majestic Group LLC is flawed and could be damaging to our community's well-being.

The property is located within a Type 3 LAMIRD and zoned for the General Commercial zoning district. The purpose and intent of the GCZ is to provide a classification consistent with the existing business districts of unincorporated towns. If this applicant has proposed to short-plot the property, the land use is not consistent with the intent to limit commercial use to proposals consisting with the rural character. Including "clear-cutting" trees with no clear proposal moving forward.

Upon reviewing the SEPA checklist submitted by the applicant, I have noticed numerous inconsistencies and inadequacies in their responses, which has been hastily compiled with minimal research. I will highlight a few key points below.

The applicant's response to **question 7** in the SEPA checklist is misleading. They state 'Not at this time' when asked about future plans, yet they mention the possibility of a Short Plat in response to question 11. A Short Plat constitutes further activity and would necessitate an additional SEPA if not fully addressed in the current application. It is nonsensical to permit development without a clear future plan.

Question 8 inquiries about environmental information related to the proposal, to which the applicant vaguely refers to a 'previously completed' Drainage Report without providing the report or details of its conduct. This omission raises concerns about the potential for contaminants from the land to infiltrate Lake Easton and the Yakima River, given the property's location above these water bodies.

The applicant's response to **question 1, section c**, about soil types on the site, indicates the presence of well-drained soil with a high infiltration rate. This exacerbates the risk of contamination runoff into nearby water sources.

In **section 5**, the applicant fails to acknowledge the variety of wildlife known to inhabit or frequent the area, which was previously noted by the Department of Fish and Wildlife in past development applications. The lack of consideration for local wildlife and the preservation of our rural community's natural environment is concerning.

The current WSDOT construction project on I-90 which terminates at Exit 70 and does not include any upgrades to the overpass, includes a number of wildlife crossings which will encourage additional wildlife activity into the area. The project includes a land swap with the Wenatchee National Forest and will be rehabilitated on the north side of I90 near the Applicants parcel. There is also a horse farm directly behind the parcel at Silver Ridge Resort which needs to be considered, which might not have any influence on this proposal but may require a biology study of the general area.

The applicant's proposed measures to mitigate noise and aesthetic impacts, as mentioned in sections 7 and 10, are contradictory. They suggest maintaining a 20' buffer of trees and vegetation around the parcel's perimeter, yet also mention a 50' perimeter buffer elsewhere. This inconsistency calls for clarification on the actual buffer size and its effectiveness.

Lastly, the applicant dismisses the potential for cultural and historic impacts without proper research, despite state agencies and tribes expressing concerns in past applications. This disregard for the area's historical and cultural significance is troubling.

In summary, the application process and the county's willingness to allow land clearing and road construction without a definitive proposal is not only harmful to our community but also sets a dangerous precedent for Kittitas County and the Community Development Services department. Clearing the land is irreversible, and there are valid reasons why previous development proposals for this property have been abandoned.

After speaking to the additional stakeholders regarding this SEPA, including Fish and Wildlife, DOT, DOT Aviation and Ecology, I encourage you to read those additional comments along with the comments from the community.

Lastly, the proposed access point should not be allowed unless proper analysis has been completed to confirm it does not create additional impacts on our roads and community. A traffic study needs to be completed by the applicant to review current data, not using a multiple year-old study. Not only looking at current traffic counts and peak periods but the analysis of the snow in the winter months and the overpass which is a "one lane" pass throughout the winter months.

I appreciate you reading and taking into consideration the numerous comments made by the community, surrounding businesses and homes, along with the legal issues surrounding the SEPA checklist from Majestic Group application SE-24-0020, parcel number 778834.

All the best,

Gina and Mike Peckman