

From: [Early, Shane \(DNR\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Andrews, Garren \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#)
Subject: RE: LP-22-00002 Mohar Farm - Notice of Application
Date: Thursday, March 31, 2022 10:15:16 AM
Attachments: [image001.png](#)
[image002.png](#)

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Good morning Rachael,

As always, DNR Southeast Region Forest Practices (SE FP) appreciates the opportunity to review and provide comments on SEPA related matters in Kittitas County. Please accept the comment below, after a cursory review of this project area.

- The project area falls within the I-90 East Spotted Owl Special Emphasis Area (SOSEA), however the parcels in question are noted as having “Non-Habitat, potential for future habitat”. Since this area will become further developed, it is unlikely to ever support Northern Spotted Owl again.
- Future landowners of the proposed lots to be created may be subject to needing an approved Forest Practices Application (FPA), if they own more than 2 contiguous acres and plan to convert a portion of their property to non-forestry (i.e. to build a residence, shop, etc.).
- It appears that the northern half of this project area is already devoid of any forest, however the aforementioned need for a FPA is likely to apply to the southern half of the Long Plat area.
- Future landowners should contact DNR SE FP prior to development, so that a forester may conduct a field review (site assessment), as there are some existing cleared areas that could allow for building a home without conducting any forest practices (i.e. logging, stump pulling, etc.).

If Kittitas County or the project proponents have any questions regarding DNR comments, please contact me and I'd be happy to discuss and help clarify any potential permit needs from our agency.

Best regards,

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)



(509) 925-0948

✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

Please consider whether you can save paper by not printing this message.



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

From: [Mau, Russell E \(DOH\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#)
Subject: RE: LP-22-00002 Mohar Farm - Notice of Application
Date: Friday, April 1, 2022 6:33:21 AM
Attachments: [image001.png](#)

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Ms. Stevie:

The Department of Health (DOH) Office of Drinking Water (ODW) has a single comment:

- The applicant correctly indicates a Group B public water system for the drinking water utility. Please make sure the applicant knows to work with Kittitas County Health (cc'd on this email) to complete the application for the drinking water system.

If anyone has any questions or concerns, please contact me, thanks,

Russell E. Mau, PhD, PE

Regional Engineer

Office of Drinking Water

Washington State Department of Health

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Russell.Mau@doh.wa.gov

509-329-2116 | www.doh.wa.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

April 13, 2022

Rachael Stevie
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SEPA Register 202201448, LP-22-00002

Dear Rachael Stevie:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Mohar Farm Cluster Subdivision, proposed by John F. Barker. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

WATER RESOURCES

Groundwater Exempt Uses

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

Dust Control from a Well

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov .

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

From: [Laura Bainter](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Mohar Farm Cluster Plat Comment
Date: Thursday, April 14, 2022 11:51:11 AM

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Hi Rachael,

We are wanting to make a comment in regards to the Mohar Farm Cluster Plat. We are colleagues of the land owner, John Barker, and have been following the development process since it was just an idea. John has over 30 years experience as a landscape architect and has put an endless amount of time and effort into this project. His highest priority is land conservation and the farm cluster design that he has come up with allows for the development of a community that preserves and enhances the existing Mohar farmstead. Please let us know if you would like any further comments.

Sincerely,

Laura Bainter and Ben Goroch



Laura Bainter, Washington Sales
[509.304.9098](tel:509.304.9098) / laura@drubru.com

DRU BRU, LLC

10 Pass Life Way, #3

PO Box 121

Snoqualmie Pass, WA 98068

<http://www.drubru.com>





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 14, 2022

Rachael Stevie
Planner I
Kittitas County
411 Ruby St. Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2022-04-02375
Property: Kittitas County_Mohar Farm Community Cluster Plat (LP-22-00002)
Re: Survey Requested

Dear Rachael Stevie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to several streams, which may have been important to Native Americans and/or settlers in the past. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

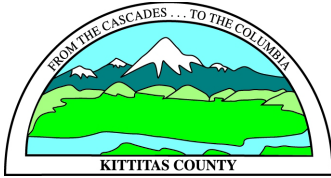
Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff

FROM: Public Works Plan Review Team

DATE: April 14, 2022

SUBJECT: LP-22-00002 Mohar Farms Preliminary Plat Comments

The following shall be conditions of preliminary approval:

Timing of Improvements:

1. This application is subject to the latest revision of the Kittitas County Road Standards, dated 2015. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01.150.

Private Roads:

1. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
2. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.
3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

Driveways:

1. A driveway shall serve no more than four tax parcels. See Kittitas County Road Standards, 2015.
2. New joint-use access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
3. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.

4. Maximum grade shall be 10%.
5. Crushed surface depth per WSDOT standards.
6. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
7. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner. (KCC 12.05.080)

Plat Notes - Please include the following plat notes on the Final Plat Maps:

1. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.
2. Maintenance of the access is the responsibility of the property owners who benefit from its use.
3. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
4. Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
5. A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet of each side of interior lot lines. Said easement shall also be used for irrigation.

Plat Approvals - All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170)

EXAMINED AND APPROVED
This ____ day of _____, A.D., 20__.

Kittitas County Engineer

Road Naming - Roads serving six or more lots shall be named according to the Kittitas County Private Road Naming & Signing Standards. Road names shall be subject to the approval of the Department of Public Works and KITTCOM. Private roads shall be signed with materials approved by the Manual on Uniform Traffic Control Devices (MUTCD) at all times.

Access Permit - An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.

Lot Closure - It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

Addressing - Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with 911 address.

Fire Protection - Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

Mailbox Placement - Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Grading Permit - Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

Civil Review - All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020)

Transportation Concurrency - A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips. Please provide estimated traffic generation for peak hours to determine if a TIA will be required. (KCC 12.10.040(c))

Waterway - Applicant should be aware, as more information is submitted additional permits may be needed to mitigate for the Type 9 stream shown crossing the road easement.

Water Mitigation/Metering:

The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through mitigation certificates (see conditions for final plat approval and recording). This plat is not eligible for the Kittitas County Water Bank, mitigation must be provided from a private water bank.

Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations (see Condition C-1).

The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law (settlement agreement) (see Condition C-2).

Final Plat Review & Recording (Prior to Final Plat Approval)

Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
2. An adequate water right for the proposed new use; or
3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended.

Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

Final Plat Notes

The following notes shall be placed on the face of the plat:

- C-1 "Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations."
- C-2 "The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."

SURVEY:

1. Legend will need to be on final plat
2. Basis of Bearing will need to be identified per WAC:332-130-050(1)(b)(iii)
3. Plat should have existing and proposed lot lines shown.
4. Acreage from the existing parcels to the proposed parcels does not match.

Of Note:

1. A five feet setback is required from property lines for accesses.
2. Private road certification will be required if proposed parcels will have residences built upon them.
3. A fire apparatus shall be installed per International Fire Code.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

April 15, 2022

Rachael Stevie
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON LP-22-00002 MOHAR FARM CLUSTER PLAT

Dear Ms. Stevie,

Thank you for the opportunity to comment on the proposed farm cluster plat near Cle Elum. The Washington Department of Fish and Wildlife (WDFW) appreciates the measures taken by the proponent to avoid and minimize impacts to potential critical areas and fish and wildlife habitat with this cluster plat. We would welcome the opportunity to provide technical assistance to the applicants and/or future owners to assist them in maintaining or enhancing the native vegetation and associated wildlife habitat on these lots.

We have not had the opportunity to survey the stream mapped on this property but anticipate road improvements necessary to provide access to the new lots will require a new water crossing structure and likely a Hydraulic Project Approval permit from WDFW. Prior to any grading and/or improvements to the driveway at the stream crossing, we recommend a site visit with WDFW to assess conditions and whether an HPA is required for the work.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639

Subdivision Comments

To: Rachael Stevie, CDS Planner I

From: Holly Erdman, Environmental Health Specialist II

Date: 4/15/22

RE: LP-22-00002 Mohar Farm

Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

Findings

On Site Sewage

Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be completed.

Water

Finding 1

The proposed long plat indicates the applicant will develop a Group B water system to serve the project. The location of the well site must be approved prior to drilling and a Group B water system must be approved by the Kittitas County Public Health Department. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

A	Additional Information Required (Prior to Preliminary Plat Approval)
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No additional information required



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

B	Final Plat Review & Recording (Prior to Final Plat Approval)
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On-site sewage

A soil log must be done on each proposed lot.

Water

A Group B public water system must be approved by the Kittitas County Public Health Department with a public water system ID# issued by the Washington State Department of Health, Division of Drinking Water.

C	Final Plat Notes
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No additional information required



From: [Jeanne Rudolph](#)
To: rachel.stevie.cd@co.kittitas.wa.us
Subject: Mohar Farm Cluster Plat LP-22-00002
Date: Thursday, April 14, 2022 2:35:49 PM

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As a landowner near the mohar farm cluster plat, we would like to offer our support to the owner John. Seeing land growth and bringing improvements could allow easier future developments for our own property. Country atmosphere can still remain with the spacing we all have.

Sent from Jeanne Rudolph
Get [Outlook for Android](#)

From: [ECY RE CRO SEPA Coordinator](#)
To: [Rachael Stevie \(CD\)](#)
Subject: 202201448 Additional comments for LP-22-00002
Date: Friday, April 15, 2022 9:08:30 AM
Importance: High

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Rachael,
I received these additional comments from Alicia Schulz, Shorelands and Environmental Assistance for the Mohar Farm Cluster subdivision.
Would you prefer for me to combine these comments with the early comments I sent from Water Resources into a Revised comment letter?

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Thank you for the opportunity to provide comments to this project as it pertains to the Shoreline Management Act of 1971, RCW 90.58; State master program approval/amendment procedures and master program guidelines, WAC 173-26; Wetlands 90.48; and Shoreline management permit and enforcement procedures, Chapter 173-27 WAC.

According to National Wetland Inventory, streams may be present on the property. In addition, wetlands and evidence of hydric soils, such as stream remnants, appear on aerial imagery. There is significant suggestion of critical area may be present. A critical areas study may be necessary to demonstrate avoidance and minimization of impacts.

The proposed development and activities should be consistent with local critical areas ordinances and demonstrate avoidance and minimization where ever applicable. Applicants are required by state and federal permitting agencies to show that they have followed mitigation sequencing and have first avoided and minimized impacts to wetlands wherever practicable. For more information and sample checklists, see <http://www.ecy.wa.gov/programs/sea/wetlands/avoidance.html>.

Ecology staff is available to provide technical assistance to the local jurisdiction by reviewing wetland delineations, ratings, and verifying provided wetland and ordinary high water mark determinations in the field.

Please contact **Alicia Schulz**, Shorelands and Environmental Assistance, alicia.schulz@ecy.wa.gov or (509) 454-4260 if you have any questions about the comments provided.

Thank you,

Gwen Clear
WA State Dept. of Ecology
Regional SEPA Coordinator
1250 W. Alder Street

From: [Aren Orsen](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Guy Moura](#)
Subject: CCT Comments Re: LP-22-00002 Mohar Farm - Notice of Application
Date: Monday, April 18, 2022 9:23:20 AM

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Good Morning Rachael,

Thank you for consulting with the Confederated Tribes of the Colville Reservation. This project lies outside of our traditional territories. Any concerns we have will be adequately represented by other affected tribes.

Thank you for your time,

Aren Orsen

CCT History/Archaeology

Archaeologist II

Aren.Orsen.HSY@colvilletribes.com

509-978-9064

From: [Maria Go](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Re: LP-22-00002 Mohar Farm - Attached is my neighbor public comment in response to LP-22-00002 Mohar Farm
Date: Monday, July 18, 2022 2:44:42 PM
Attachments: [20220713 LP-22-00002 Mohar Farm Distance to neighbor residence from 920 Mohar Rd Cluster.pdf](#)
[image001.png](#)

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Ms Rachael Stevie

refer: attached 20220713 LP-22-00002 Mohar Farm Distance to neighbor residence from 920 Mohar Rd Cluster.pdf

Please keep me advised as it relates to Mohar Farm as appropriate and in regards to potential future considerations of developments adjacent to my residence. Attached is my public comment in response to LP-22-00002 Mohar Farm.

/s/ Melody Steele

Sent: Thu, Jul 7, 2022 8:27 am
Subject: LP-22-00002 Mohar Farm - Notice of Cancellation of Public Hearing

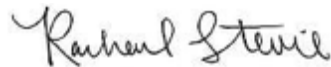
Good morning,

Please see attached correspondence regarding the Mohar Farm Cluster Plat.

The Public Hearing that was previously scheduled for Thursday July 14, 2022 at 6pm has been **cancelled**. A Re-Scheduled Notice of Public Hearing will be provided once a new date and time is determined for this proposal.

The project materials can be accessed at the following link: [Mohar Farm Cluster Plat](#)

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Public Comment address to Kittitas County C/O Rachael.Stevie CD
July 13, 2022

LP-22-00002 Mohar Farm Distance to neighbor residence from 920 Mohar Rd Cluster

20220713 using aerial professional-objective distance that is relatively accurate and using the “circle boundary” which is understood to be potential area for structural development. This indicates 7 neighbor’s within area of effects analysis for long plot clusters for John Barker’s existing plans for cluster “development” ..



John Barker’s method was a crude sketch using the furthest edge of cluster boundaries to a few neighbors. This appears as “stretching the true influence of effects” within the “SEPA” analysis. Refer to his July 1, 2022 correspondence with claims, sketch, references *KCC 16.09.040 5B citation that cluster plat lots cannot be 1320 feet from an existing residential structure, unless it’s on my property.*

Additional response per July 1, 2022 LP-22-00002 Mohar Farm Correspondence - Per as submitted by John Barker to Kittitas CDC sketch with claims. All claims are false. In rebuttal, my experience with John Barker has long history of him trespassing, poaching an elk on my property, dumping debris on my property, planting trees and brush on my property even after he had it surveyed professionally and knew the boundaries. After I gave him a one time option to remove the planted vegetation he added on north end of my property or forfeit it. I made it clear he was not to manage my property. Since then he added fence guards to vegetation he planted on my property, and he has posted my property as if it was his. He has removed my trees and vegetation mid-section near boundary, and removed my boundary markers. He was driving through my property to access his back half and I had to lock my gate to stop this. I strongly object to this continuous dis-respect and false claims. I reside at 980 Mohar Road. I activity manage the property. I have been a peaceful neighbor to all. Let it be known, John Barkers claims July 1, 2022 in regards to property adjacent to west of his proposed cluster are false and it is grounds for further objections. I strongly object to Mohar "clusters".

/s/ Melody Steele

980 Mohar Road

Cle Elum, WA 98648