

**Velikanje Moore & Shore, P.S.**

attorneys at law

**VMS**

Morris G. Shore  
George F. Velikanje  
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James S. Elliott  
Sarah L. Wixson  
Katie B. Wyckoff  
Of Counsel  
John S. Moore

July 25, 2006

**Via E-Mail and U.S. Mail**

Scott Turnbull, Staff Planner  
Kittitas County Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg, Washington 98926

Re: Evergreen Park Preliminary Plat (P-06-13)

Dear Mr. Turnbull:

This letter is written on behalf of neighbors to the proposed Evergreen Park Preliminary Plat (P-06-13). Our comments are submitted on behalf of Dennis and Dawn Duglass, Dennis and Diana Burchak, Cecile Woods, Catherine L. Moore, Darrell and Carolyn Blalock, and Kathleen G. Woods.

GeoDatum submitted an application for a fourteen-lot performance based cluster plat pursuant to Kittitas County Code 16.09 on approximately 45 acres of land that is zoned Rural-3. The subdivision proposal includes 13 one-acre lots; one lot of 20.75 acres; and open space of 11.25 acres (including five acres for a proposed SnoPark). We are particularly concerned about the potential use of open space for snowmobiles and other motorized vehicles.

Our concerns include the following:

1. SEPA Mitigated Determination of Nonsignificance (MDNS) limits land use and recreational activities to "5.0 acres as a snopark." A vegetative buffer or fence is required to surround the proposed snopark boundaries and other active recreation activities are limited to trails through the designated open space area. There must be no other "active recreational facilities" included in the open space areas.
2. Based upon the MDNS, the subdivision should include an additional condition contained on the face of the plat as follows:

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**RECEIVED**  
JUL 26 2006  
KITTTAS COUNTY  
CDS

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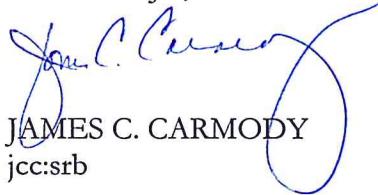
We are concerned that the area will be utilized for motorcycle and ATV use during the non-winter months. Environmental review did not address these uses and such uses would be significantly adverse to the neighboring properties because of noise, dust, and vehicular traffic generation.

3. This area has traditionally been an area of winter migration and spring calving and birth of fawns to herds of deer and elk. Increases in traffic, noise and congestion, will adversely affect the existing environment, as well as the quiet and solitude of this rural area. Any use must contain sufficient mitigation and/or use prohibitions necessary to protect such wildlife.
4. Traffic and other impacts will be upon both Woods and Steele Road and Granite Creek/Fowler Creek Roads will be significant. Fowler Creek/Granite Roads are not of sufficient condition to handle any additional traffic. Mitigation must be included for such impacts.
5. Another concern is that of fire danger. The area becomes tinder dry and any vehicular equipment (motorcycles, four-wheelers, ATV's) pose a significant fire risk. Those uses must be banned in this area during dry periods (May to October).

Thank you for your consideration.

Very truly yours,

VELIKANJE, MOORE & SHORE, P.S.



JAMES C. CARMODY  
jcc:srb

cc: Ms. Cecil Woods  
Ms. Kathleen Woods  
Mr. and Mrs. Dennis Douglass  
Mr. and Mrs. Dennis Burchak  
Ms. Catherine Moore  
Mr. and Mrs. Darrell Blalock  
(all via E-Mail)

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Exhibit No.: A-1  
Hearing: EVERGREEN  
Date: 7-25-2006  
Submitted by: Scott Turnbull

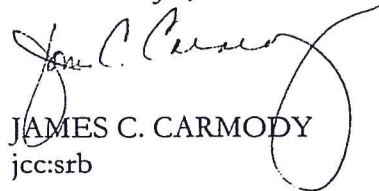
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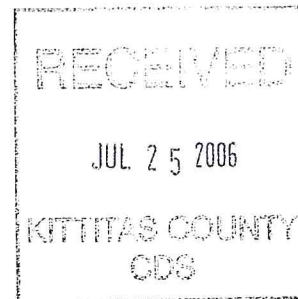
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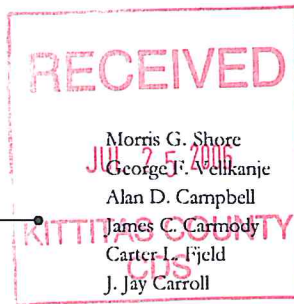
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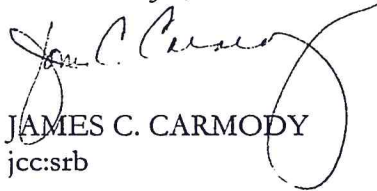
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