

Jeff Watson

From: Bruce <CosmicTraveler@Comcast.Net>
Sent: Tuesday, February 24, 2015 2:49 PM
To: Jeff Watson
Subject: Notice of Application, Big Buck Ridge, LP-07-00040

Follow Up Flag: Follow up
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Dear Mr. Watson,

I am writing to express concerns about several aspects of this proposed long plat.

1. Item 8 of the long plat application states that a Group B water system is proposed to serve 14 single family residences. Item B.3.b.1) of the SEPA Environmental Checklist states that the supply from this system will not exceed 5,000 gallons per day. However, Paragraph 1.3 Item 7 from the Group B Water System Design Guidelines states that source capacity must be proven for $14 \times 1,250 = 17,500$ gallons per day. This is a significant discrepancy that should be resolved before the application is approved.
2. Using the Department of Health's factor of 2.5 Equivalent Residential Units per single family residence, it seems that the proposed water system would serve an estimated $14 \times 2.5 = 35$ people, or more than the limit of 25 for a Group B system. In this case, it seems that a Group A system is required. This is another significant discrepancy that should be resolved before the application is approved.
3. Since the date of this application in 2007 there have been notable changes related to legal withdraw groundwater water in Kittitas County. The application and supporting materials do not yet appear to demonstrate a right to withdraw the quantity of water required to support this cluster plat. Has the SEPA review process conducted thus far considered all current requirements for developing a water supply? Has the applicant submitted all documents necessary at this point in the process?
4. Does the applicant propose to connect to existing electrical and telephone utilities that were installed for use in Section 23? If so, have they confirmed with the respective utility providers that excess capacity exists to properly serve 14 new residences without impairing capacity allocated for downstream property owners? Is this documentation available for review? If not, and if it is subsequently determined that utility upgrades are required, then the applicant should be required to bear 100% of the cost of all upgrades necessary to support this cluster plat.
5. Mining activities are known to have occurred in the vicinity of this cluster plat. Has the applicant obtained maps that document the locations of such prior activities. Without review of these maps, it is not possible to claim that there are no known critical areas on the proposed site, as stated in Note 13 on Sheet 2 of the drawings. Mitigation should require disclosure of all potential hazards revealed by these maps.
6. The applicant should be advised that recreational opportunities do not include the use of Big Tail Road north of the access points for the cluster plat.
7. The applicant notes that "existing and proposed private roads will be improved in accordance with Kittitas County Standards". It is my understanding that the applicant has not yet shared in the financial cost of improvements already undertaken on private roads they plan to use, including portions of both Deer Creek Road and Big Tail Road. It does not seem right to me that that the applicant should derive financial gain from creating this cluster plat, without also sharing in the cost that helps to make this development possible. Mitigation should require the applicant to contribute their share of the cost for road improvements already undertaken. Mitigation also should require the applicant to bear 100% of all costs required for road improvements that benefit this cluster plat.
8. It is also my understanding that the applicant has continually refused to participate in the costs for maintaining access roads and gates they propose to use for this cluster plat. Mitigation should require all 14 lots created by this development

to share in all future costs for road and gate maintenance, the same as prescribed by the agreement that governs all other current users of these facilities.

Please provide a copy of the decision made for the referenced application.

Respectfully,
Bruce Higgs