

Mackenzie Moynihan

From: deidre [linkdal@televar.com]
Sent: Tuesday, June 03, 2008 3:50 PM
To: Mackenzie Moynihan
Subject: F&G cluster plat comments



Deidre Link
560 Hawk Haven Rd.
Cle Elum, WA 98922

June 2, 2008

CDS
411 N. Ruby St., Suite 2
Ellensburg WA 98926

Re: F&G PBCP – LP-08-19
Staff Planner: Mackenzie Moynihan

To Whom It May Concern,

I have strong objections to the above referenced cluster plat application. My concerns are, but not limited to; traffic, water availability/water quality, emergency services, fire, animal migration, and septic.

A traffic study has not been done. In the last 3 years a large number of 3 acre lots have been created by rezoning from Forest & Range 20 to Rural 3. **All** of the development in T19-R14-Sec(s) 01, 02, 03 and T19-R15-Sec(s) 04, 05, 06, 07, 08 & 09 requires access to Westside Road, Nelson Siding Road, the number 80 interchange on I-90 and east thru the town of So. Cle Elum. The cumulative impact of this new development application must be considered. I believe this county must stop trying to look at these applications while wearing horse blinders. The county claims it is trying to create a diversity of housing; by refusing to look at what has already been rezoned and platted in adjoining Twp., Range and Sections the county is actually creating urban sprawl in very rural parts of the county. The proposed cluster plat development creates urban densities in rural zones; this is not in line with GMA guidelines. CDS is aware the EWGMB has issued a ruling of invalidity for cluster plats in rural areas of Kittitas County. I am aware there is a stay issued by Judge Cooper, the stay aside, the ruling was issued for a reason. Kittitas County chose to opt into the GMA. I demand the county government follow the guidelines.

Septic and water quality are difficult to address at this time. The ground water study by the USGS focuses on the lower County, we do not, at this writing, have a study for this area. In June 2006 DOE met with the county commissioners with their concerns over the use of exempt wells. Land

use decisions continue to be made contrary to Ecology's concerns and SEPA recommendations. The plan for this project calls for a class A system, before issuing a determination I feel proof of adequate water needs to be provided.

Timber harvest for the massive amount of development in the surrounding area has already occurred; a complete study of the impact on wildlife migration needs to be done.

The proposed plan calls for the homes to utilize electricity with back-up wood burning stoves. Propane is not mentioned, is that because the homes will be situated too close to allow for propane tanks? It is during winter months we experience extended weather inversions and power outages. Adding 56 homes with wood burning stoves to the large amount of development already allowed in the area will only add to current air quality issues.

Air quality, good air quality is one reason people choose to live on this side of the mountains. Large numbers of wood burning stoves ruin the air quality.

There are many 'unknown' answers on the applicants' SEPA Check List, there is no study on the cumulative impact for all development approved to date. I feel this application requires a formal Environmental Impact Study, and I wish CDS and the commissions would learn 'NO' is a complete sentence.

Regards,

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