

Andrew L. Kottkamp
Kittitas County Hearings Examiner
Kittitas County Courthouse
Ellensburg, WA. 98926

January 21, 2009

RE: Tumbling Ridge PUD

Mr. Kottkamp,

The matter before you (Tumbling Ridge Planned Unit Development or PUD) is one of many proposed in rural Kittitas County. Prior to submitting the required update to the Kittitas County Comprehensive Plan, the matter of PUD's in the rural lands was to be addressed by the Kittitas County Conference of Governments (KCCOG) as directed by the County Wide Planning Policies (CWPP) as amended by Ordinance 98-20. See attachment.

This review did not get done prior to the submittal of the 2006 update and has not occurred to date. Because of this, the county is out of compliance with its own adopted CWPP. Attached you will find complete documentation of my efforts to have this review – my thinking was better late than never!

I submit the further hearings on rural PUDs must be put on hold until the KCCOG has conducted the review as required by the adopted planning policies. The failure to act on this matter rests with the KCCOG and the county in particular, as it is a requirement for updating the Comprehensive Plan.

Please consider this request seriously and inform the County Commissioners of this situation and recommend the review take place before you hear any more rural PUD's.

Sincerely,
Jan Sharar
390 Cattail Road
Ellensburg, WA. 98926

Cc: Auditor Jerry Pettit
County Commissioners
Staff Planner Dan Valoff

RZ 07-16 P 07-61
RZ of Tumbling Ridge
EX 1 1/22/09

4. Planned Unit Developments.

- Policy A: PUDs which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or UGNs; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies. The boundaries of UGNs will be defined as part of the County's completed Growth Management Plan. *(See Attachment #2.)*
- Policy B: The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies. Impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities.
- Policy C: Only residential PUDs will be allowed outside of UGAs or UGNs, and subject to the policies contained herein; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.
- Policy D: Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.
- Policy E: A maximum of two years will be allowed from preliminary approval to final PUD approval providing other necessary approvals can be obtained within this time period; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies. The final approval shall include a schedule for any phased development of the PUD. PUDs should be required to achieve a fifty percent (50%) build out of each phase within four (4) years of the scheduled start date of each phase. Fifty percent build out shall include phased construction of infrastructure improvements, required structural construction, and implementation of the required natural and social amenity bonuses. If any of these requirements are not completed, the underlying zones shall be reinstated. All phases to be completed within 16 years of the final approval.

5. Density within PUDs.

Policy A: Density of PUDs shall be determined by the underlying zoning district's density provisions. The ability to alter or raise the underlying zoning for increased density shall be based on a density bonus system. The bonus system shall allow greater density according to the developer's ability to provide natural and social amenities beyond the required minimums contained in other regulations; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

Policy B: Bonus amenities shall include but not be limited to: critical areas buffering or protection measures; wildlife protection corridors; public access; pedestrian trail systems; affordable housing opportunities; open space; recreation opportunities; capital facilities improvements; avoidance of floodplain development; and others as specified by the local planning process.

6. PUD Density within the County.

Policy A: KCCOG shall review the cumulative effects of PUD development when reviewing population allocations. (See Attachment #3.)

August 8, 2007

Kittitas County Conservation Coalition
PO Box 23
Thorp, WA 98946

Kittitas County Conference of Governments
C/o Community Development Services
Clerk for the Boards
411 N. Ruby Street
Ellensburg, WA 98926

KCCOG Members,

It has come to our attention that the number of Planned Unit Developments (PUDs) in various stages of review and approval in rural lands of Kittitas County involves over 2,400 acres and at least 1,473 residential units (please see attachment #1). The County-wide Planning Policies (CWPP) includes the following policy:

6. PUD Density within the County.

Policy A: KCCOG shall review the cumulative effects of PUD development when reviewing population allocations. (See Attachment #3.)

We are not aware of this review having occurred prior to the update of the Kittitas County Comprehensive Plan. If this review has occurred we request a copy of the final documentation. If this review has not taken place we request that it be a part of your next agenda and that we receive notice.

The development codes for the county have been updated with the ordinance being signed July 19, 2007. No mention of a review had been made by staff or commissioners in the hearings. This proposed intensity of development of rural lands plus the continued use of performance based cluster platting and division of land into 3 acre parcels represents an overall increase in urbanization of rural lands that we believe is contrary to the letter and intent of the Growth Management Act. The development codes, specifically the zoning code, continues to allow additional 3 acre zoning, cluster plat densities of 1 dwelling unit to 1.5 acres and 2.5 acres in 3 and 5 acre min. lot size zones and traditional platting to 1 unit per 3 acres.

In addition to the density issue the CWPP includes the following conditions and criteria for approval of Planned Unit Developments outside of UGAs and UGNs:

Policy C: Only residential PUDs will be allowed outside of UGAs or UGNs, and subject to the policies contained herein; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

Policy D: Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

Policy E: A maximum of two years will be allowed from preliminary approval to final PUD approval providing other necessary approvals can be obtained within this time period; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies. The final approval shall include a schedule for any phased development of the PUD. PUDs should be required to achieve a fifty percent (50%) build out of each phase within four (4) years of the scheduled start date of each phase. Fifty percent build out shall include phased construction of infrastructure improvements, required structural construction, and implementation of the required natural and social amenity bonuses. If any of these requirements are not completed, the underlying zones shall be reinstated. All phases to be completed within 16 years of the final approval.

5. Density within PUDs.

Policy A: Density of PUDs shall be determined by the underlying zoning district's density provisions. The ability to alter or raise the underlying zoning for increased density shall be based on a density bonus system. The bonus system shall allow greater density according to the developer's ability to provide natural and social amenities beyond the required minimums contained in other regulations; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

Policy B: Bonus amenities shall include but not be limited to: critical areas buffering or protection measures; wildlife protection corridors; public access; pedestrian trail systems; affordable housing opportunities; open space; recreation opportunities; capital facilities improvements; avoidance of floodplain development; and others as specified by the local planning process.

It is not clear to us that these conditions and criteria are appropriately applied in all cases and therefore the Kittitas County Conservation Coalition respectfully requests this review occur as soon as possible for this reason as well. We further request the KCCOG ask the Board of Commissioners to suspend activity on all proposals under review and any new proposals accepted by Kittitas County Community Development Services until a review of PUDs, as required by the CWPP, is finalized.

On behalf of the Kittitas County Conservation Coalition, thank you for your attention to this matter.

Janice E. Sharar
(jkshar@ellensburg.com)
Phone – 925-7216

Attachment

908-13-56.210

441725

Deed No. 34283

#709

ROAD USE AGREEMENT AND EASEMENT EXCHANGE

Real Estate Excise Tax Exempt
BETTE J. SPENCE
Kittitas County Treasurer

10687

5/8/80

By AB1

EWJ

This agreement, made and entered into as of the 28th day of April, 1980, by and between Tim A. Haase, as his separate estate, and Burlington Northern Inc., a Delaware corporation, WITNESSETH:

I

WHEREAS, on December 20, 1976, Burlington Northern Inc., as Grantor, executed an Easement, hereinafter called the original Easement, providing for access to lands of Richard L. Haase, as Grantee, across the NE¹/₄ NW¹/₄, W¹/₂ NE¹/₄, Section 31, Township 20 North, Range 15 East, W.M., Kittitas County, Washington, which document was recorded in Kittitas County on February 7, 1977, Volume 80 of Official Records, Page 323; under Auditor's No. 410869, and

WHEREAS, Tim A. Haase has now succeeded to the rights of Richard L. Haase, and

WHEREAS, Burlington Northern Inc. and Tim A. Haase now mutually desire to terminate said easement,

NOW THEREFORE, Tim A. Haase does hereby terminate said Easement granted to Richard L. Haase, dated December 20, 1976, across the NE¹/₄ NW¹/₄, W¹/₂ NE¹/₄, Section 31, Township 20 North, Range 15 East, W.M.

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II

Burlington Northern Inc., for and in consideration of the grant hereinafter made by Tim A. Haase, hereby grants and conveys to Tim A. Haase, as his separate estate, his successors and assigns, a permanent, non-exclusive easement upon, over and along a right of way 60 feet in width with such additional widths as may be necessary for needed cuts and fills described as follows:

E¹/₄ NW¹/₄, W¹/₂ NE¹/₄, Section 31, Township 20 North, Range 15 East, W.M., Kittitas County, Washington, and located approximately as shown colored in red on Exhibit A attached hereto.

Tim A. Haase, for and in consideration of the grant hereinbefore made by Burlington Northern Inc., hereby grants and conveys to Burlington Northern Inc., its successors and assigns, a permanent, non-exclusive easement upon, over and along a right of way 60 feet in width with such additional widths as may be necessary for needed cuts and fills described as follows:

The "Blue Connection of the Good Luck" lode claim in the fractional NW¹/₄, Section 31, Township 20 North, Range 15 East, W.M., Kittitas County, Washington and located approximately as shown colored in yellow on Exhibit A attached hereto.

III

The parties agree that the rights hereinbefore granted shall be subject to the following terms and conditions; which terms and conditions shall also apply to any successors and assigns of the parties hereto.

1. The above grants and conveyances are subject to all matters of public record as of the date of this agreement.
2. These easements are conveyed for the purpose of reconstruction, use and maintenance of existing roads for the purpose of providing access to or from lands now owned or hereafter acquired. If the roads are located substantially as shown on Exhibit A, the exact location of the roads are hereby deemed accepted.

KITTITAS COUNTY AUDITOR
FILED REQUEST OF:

Chris. Office
for Burlington Northern
80 MAY 8 PM 4:13

(Ret)

Burlington Northern
Resource Division
Timber & Land Dept.
1650 Central Bldg.
Seattle, WA 98104

Attd: Christine L. Kapp

OFFICIAL RECORDS

VOL 130 PAGE 172

MAY 15 1980

R2-07-16

P-07-61

Timothy R. Kapp

EX 2

1/22/09

10. Each party shall require each of their Permittees, before using said roads on the lands of the other party for commercial purposes, to assume all risk of and indemnify and hold harmless, and at their expense, defend the parties hereunder from and against, any claims, loss, cost, legal actions, liability, or expense on account of personal injury to or death of any persons whomsoever, including but not limited to property of the parties resulting partly or wholly, directly or indirectly, from Permittees exercise of its activities under said easement, excepting only such claims, cost, damage, injury or expense which may be caused by the sole negligence of one or all the parties hereunder.

11. Each party shall require each of their Permittees, before using said roads on the lands of the other party for commercial purposes, to obtain and during the term of such use, maintain a policy of liability insurance in a form and by an insurance company acceptable to each party. Coverage requirements shall be as follows:

- (a) Comprehensive General Liability insurance with limits of \$250,000 - \$500,000 personal injury each occurrence and \$500,000 property damage each occurrence.
- (b) Automobile Liability insurance with the same limits as required above for comprehensive general liability insurance.
- (c) Contractual Liability insurance with a limit of \$500,000, separate and apart from the property coverage required under (a) above.
- (d) In addition, each policy shall include endorsements which shall:
 1. The policies specified in (a) and (b) above shall include an endorsement which shall name the applicable party as an additional insured.
 2. Provide that applicable party shall be given a thirty-day notice prior to cancellation or material change in the policy.

Prior to commencement of any work to be performed under this contract, the Permittee shall deliver to the applicable party a certificate of insurance from the insurer(s) of said Permittee certifying that coverage in not less than the above named amounts in force. The certificate of insurance shall be submitted for approval as to the insurance company writing the same, the amount and the form. The applicable party reserves the rights to require a certified copy of the policy, or to examine the policy itself.

12. Unless the parties hereto agree in writing to share the costs of improvements in advance of such improvements being made, such improvements shall be solely for the account of the improver.

13. The parties hereto agree that in the event one of the parties subdivides their lands, or develops them for future uses associated with recreational or residential activities, that the roads serving said subdivisions or developments shall be relocated as necessary to provide a transportation route between the developed lands and the nearest County or State road that represents routing commensurate with good land use transportation planning, all land uses considered. Construction or reconstruction costs shall be the account of the developing party. The parties also agree that in such event, the relocated road shall be constructed or reconstructed to the then prevailing County standard. If both parties agree to dedicate the road to the County, then upon acceptance of the road or roads by the County, the parties shall promptly furnish the County with an acceptable easement deed for public road purposes. In such event, the road or roads herein included that are replaced by such relocated facility shall be abandoned unless they are needed for continued use as contemplated in this Agreement. In the event of abandonment, each party shall furnish the other recordable certificates of abandonment, covering the specific road or road segment.

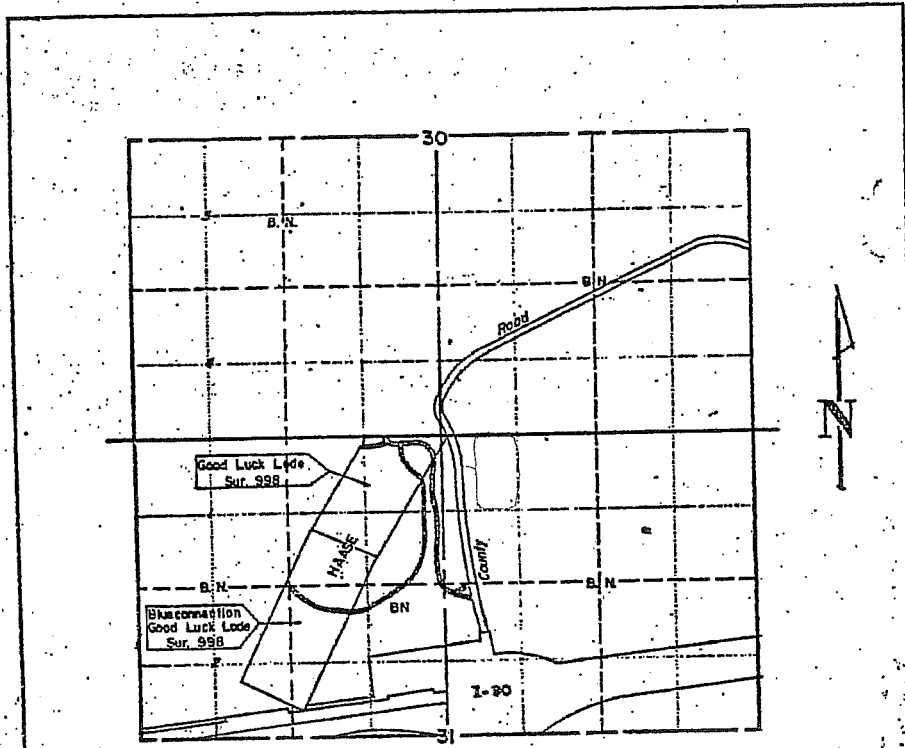





Exhibit 'A'

$\frac{S1}{2}$ 30
 Sec. N $\frac{1}{2}$ 31 Twp. 20N Rge. 15E, W.M.

Kittitas County, Wash.

-  B.N. EASEMENT TO HAASE
-  HAASE EASEMENT TO B.N.
-  B.N. PERMIT TO HAASE

Scale 1 in = 1000 ft DWN BY DRT DATE 4-10-80

MAY 15 1980

OFFICIAL RECORD

130 DE 176

Subject: tumble ridge
From: "Lumsden" <lumsden@inlandwireless.com>
Date: Wed, 23 Jan 2008 10:48:56 -0800
To: "Anne Watanabe" <annew@inlandnet.com>



Jenkins Drive
Before Road Improvements
~~May 27th 2008~~

R207-16
P07-61
Tumbling Ridge 1/22/09 EX 3



Jenkins Drive Before Road Improvements
~~May 27, 2008~~

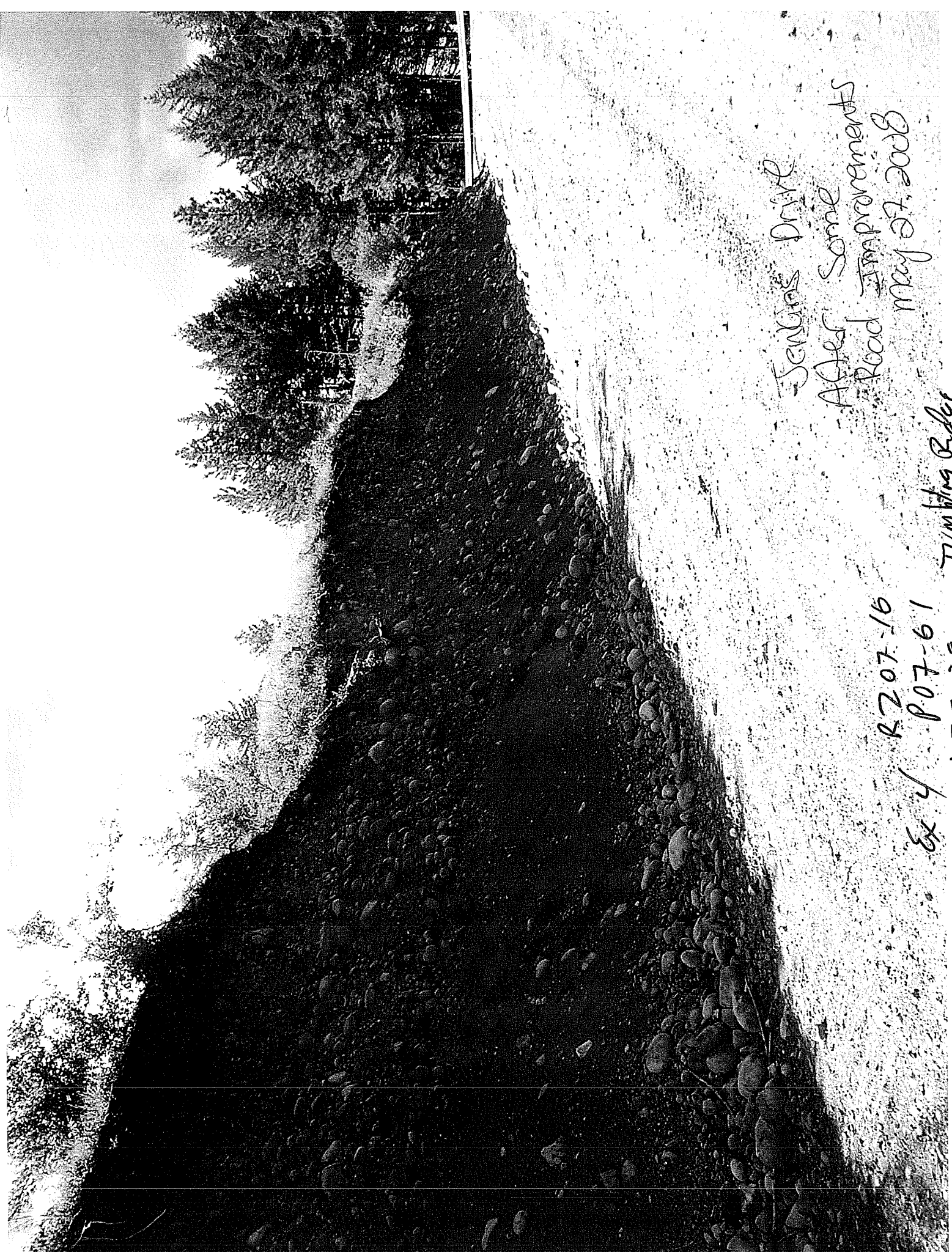


Jenkins Drive
Betree Rd Improvements
~~May 27, 2008~~



Jenkins Drive
Before Road Improvements

~~May 27, 2008~~



Jenkins Drive

After Some
Road Improvements
May 27, 2008

R207-16

Ex 4 P07-61

Jim King Baker



Jenkins Drive

After some

Road - JENKINS



Just past powerline crossing heading in on Suncadia property



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2



3

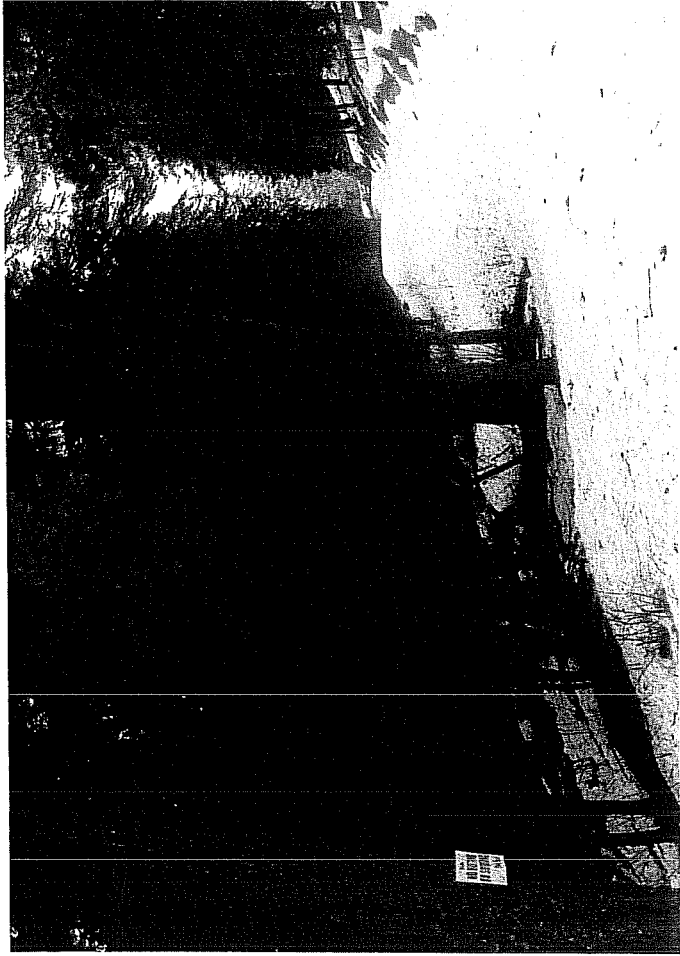
Photos taken by David Lumsden

January 17, 2009

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0007-11 0007-11 0007-11 0007-11 0007-11

Looking uphill from river bottom on Suncadia property.



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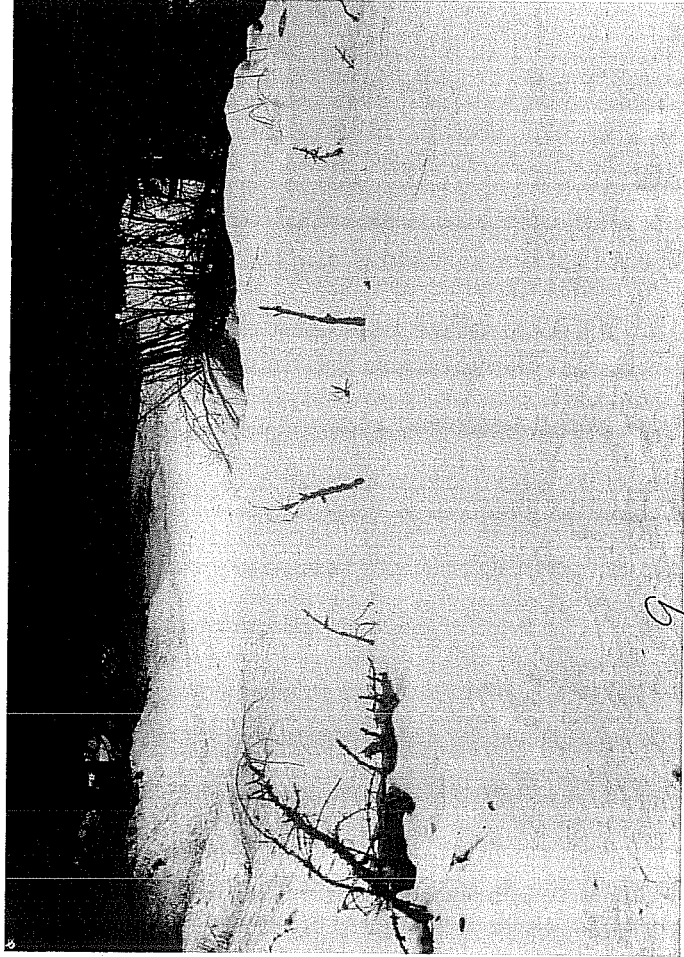


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Taken by David Lumsden

January 17, 2009

Down the hill toward river bottom on Suncadia Property



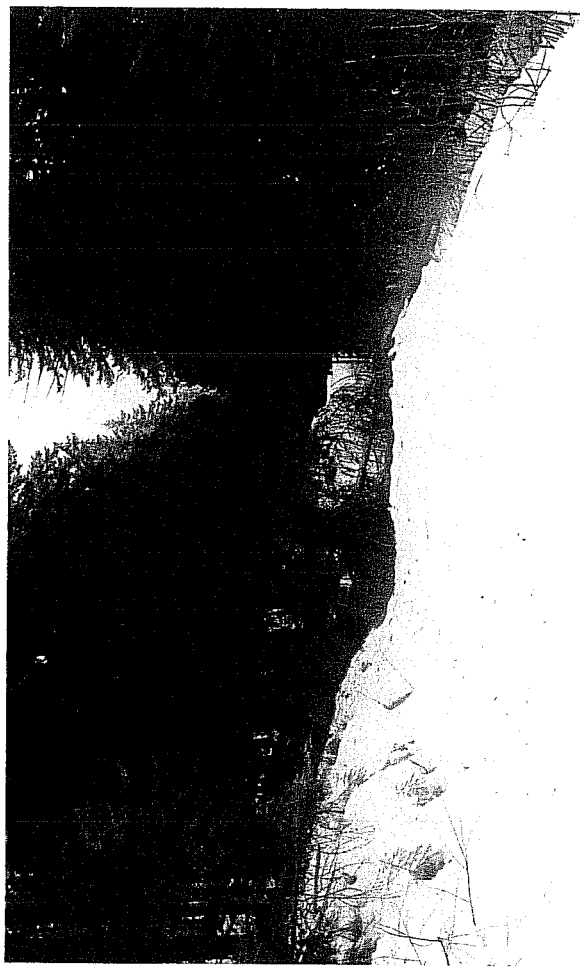
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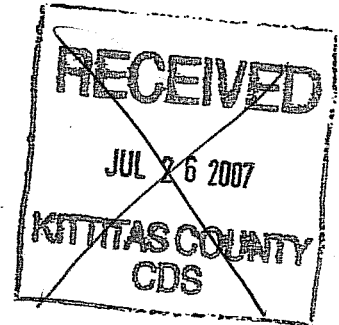
Taken by David Lumsden

January 17, 2009

Lynn Hatcher
Anne Watanabe
5791 Red Bridge Road
Cle Elum, WA 98922

22 Jan, 2009
July 26, 2007

~~Joanna Valencia~~
Staff Planner
Kittitas County
Community Development Services Dept.
411 N. Ruby, Suite 2
Ellensburg, WA 98926



RE: Gleason Preliminary Plat (P-07-24)
Taylor Preliminary Plat (P-07-26)
Cameron Preliminary Plat (P-07-36)
Fremmerlid Preliminary Plat (P-07-34)

Dear Ms. Valencia: ~~Mr. Valoff, Mr. Kott~~

We are adjacent land and homeowners on the north side of Red Bridge Road across from the four proposed plats. These comments are submitted for the record for each plat.

We oppose these plats as submitted and believe that the cumulative density cannot be supported as proposed. While we support the intent of the county's performance based cluster plat, the four proposed plats, submitted individually, represent a clear abuse of the County's cluster plat code. They are submitted individually as 14-lot cluster plats when in fact they represent one large project creating 56 lots that will share a common access off Red Bridge Road. The cumulative impacts of these plats need to be addressed for all resource values, especially water and fishery resources. The SEPA checklist for these plats completely lacks any mitigation measures and offers no environmental analyses of impacts.

Water: These proposed plats need to be served by a single Group A water system. As proposed, each plat expects water service to be provided by separate Group B wells that will be limited to 5,000 gallons per day. Water service to the proposed 56 lots should be viewed cumulatively and as one project. This would legally preclude the use of 4 separate Group B systems with 4 separate "exempt" wells.

A development this size legally requires that water service be provided by a Group A water system. The Group A system requires a thorough analysis of impacts to water resources and water quality. The proposed wells for the Gleason, Fremmerlid and Taylor plats are in the Teanaway River floodplain and the existing well on the Cameron plat appears to be about 50 feet from the edge of the Teanaway River.

The county and Washington Department of Ecology should require a Group A water system for these plats. A thorough assessment of impacts on existing surrounding wells as a result of water service to 56 lots should be done. A

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P07-61
EX 6

thorough assessment of cumulative impacts to the Teanaway River floodplain, Teanaway River and fishery resources as a result of water service to 56 lots should be done.

Teanaway River, Fishery Resources and Endangered Species Act (ESA): These plats are all adjacent to the Teanaway River and each one has property in the floodplain and proposes wells in or near the floodplain. The proposed septic systems for the Fremmerlid, Taylor and Gleason plats are in the floodplain and a portion of the septic system for the Cameron plat appears to be less than 100 feet away from the floodplain. The proposed pedestrian and equestrian recreation and open space areas are in the floodplain and along the Teanaway River. The Cameron plat specifically intends to increase recreation activities "associated with river functions."

None of the applicants have acknowledged the presence of fishery resources in the Teanaway River nor have they acknowledged the presence of threatened fish species. The Teanaway River is prime spawning habitat for spring Chinook salmon, steelhead trout and bulltrout. **Steelhead trout and Bull trout in the Teanaway River are listed as threatened under the Endangered Species Act.** Millions of federal, state and tribal dollars have been spent to protect the Teanaway River salmon, steelhead and bull trout and instream flows for fish habitat. Spring Chinook spawn in the Teanaway River adjacent to the Cameron plat. A thorough analysis of cumulative impacts to ESA listed fish, instream flows and fish habitat as a result of these 56 lots needs to be done. The analysis should include, but not be limited to impacts to fish and fish habitat from wells, septic, floodplain disturbance, erosion, stormwater run off, and increased recreational access to the river by people and horses.

Each plat applicant indicates that a wetlands study is being conducted for that parcel. A wetland study that addresses the cumulative impacts to wetlands from all 56 lots needs to be done.

Traffic: Each plat proposes access off Red Bridge Road. A traffic impact analysis must address the cumulative impacts of all 56 lots under one study. Each applicant estimates 140 average daily trips. This is a cumulative impact of 560 average daily trips on a rural local access county road. We oppose access off of Red Bridge Road and believe that access to a development this size should be required to access off of SR 970 which already abuts all four plats. Access onto Red Bridge Road already requires a turn off of SR 970 onto either Teanaway Road or Masterson Road. SR 970 is a primary east-west route that accommodates a lot of traffic and fatal accidents. An increase in the number of vehicles turning off SR 970 on to either Teanaway Road or Masterson Road will increase the traffic hazards and result in more vehicular accidents. A designated turn lane off SR 970 into the plats is a more suitable, effective, efficient and safe access for this level of increased traffic. A thorough evaluation of the cumulative traffic impacts to Red Bridge Road as well as Masterson Road, Teanaway Road and SR 970 from the proposed 56 lots needs to be done. These plats, as proposed, cumulatively need a second access for ingress and egress in accordance with Kittitas County road standards for a development this size. The proposed plats should be served from a turn lane off of SR

* This project is located less than a mile from the Cle Elum City boundaries - formerly the UGA - designed specifically to absorb development and the associated infrastructure. (29)

970 and not from a rural local access road. SR 970 is a viable and available alternative option for access.

* Wildlife: Each applicant states that their plat parcel is not a wildlife migration route. Elk, deer, coyote, and cougars move thru the area. There is a Teanaway herd of elk that come down onto these properties. Cougar are well documented in this immediate area. Numerous songbirds also move through the area. A thorough study of the cumulative impacts to birds and wildlife from all ~~four~~ plats needs to be done.

* Public Services: None of the applicants acknowledge the need for additional public services. The increased number of people, residences, traffic and recreation activities (equestrian and river related) will increase the demand for police, fire and emergency responders. The proposed plats are in the county and will place additional demands on county law enforcement which is already under funded and lacks the ability to sufficiently serve upper Kittitas County. The Kittitas County Sheriffs Office receives the 2nd highest number of calls (after Ellensburg) from Cle Elum and the proposed increase in residences will increase the need for emergency services. How will mail be delivered to these residences? Red Bridge Road residents have street side mail boxes. Will the county right of way be cluttered with 56 new mailboxes? Does the local postal service have the human resources to meet this increased demand in mail delivery services? How will this increase in residents impact the school district? How will any necessary bus stops be addressed? The county recently approved the Swauk Ranch Planned Unit

* Development of over ^{many} 240 new lots within 5 miles of these ~~four~~ plats and the cumulative impacts to public services of these recent land use actions needs to be taken into account. A thorough study of the cumulative impacts to public services from all four plats needs to be done in relation to existing conditions and recent land use actions in the immediate vicinity.

Cultural Resources: The Teanaway River watershed was historically used by many area tribes. The applicants need to conduct a cultural resources survey of the property and consult with the Yakama Nation.

Housing/Aesthetics/Light and Glare: The housing element of the SEPA checklist needs to be for all ~~56~~ lots collectively and cumulatively. There is no indication that any of these platted communities will have a homeowners association or CCRs to guide development standards and responsibilities of lot owners. Who is going to be responsible for the operation and maintenance of the water system and community septic systems? Who will be responsible for maintaining the open space areas and recreational parks and trails for safety, trash and noxious weeds? There should be aesthetic and light and glare buffers to SR970, Red Bridge Road and established adjacent property owners. All outside lights need to be downward facing and of limited wattage. Metal roofs with a reflective glare should not be allowed.

Recreation: There is no indication who will be responsible for maintaining the open space areas, parks and trails. It appears that all the recreation opportunities will be for residents only. There are equestrian trails but where will residents keep their horses?

* Applicant indicates potential connectivity with Suncadia Trails. How does Suncadia ³ feel about this?

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* None of the lots will come with any water rights for pasture irrigation or stockwatering. The Gleason plat is the only plat that has a barn and stable. Given the equestrian opportunities offered by all 4 plats, the fact that only one plat has a stable is indicative that these plats are not individual projects, but are "mastered" together and are intended to offer a "package" of open space and recreational amenities to all 4 plats. A thorough study of the cumulative impacts from increased recreational activities by people and horses in and along the Teanaway River and floodplain needs to be done.

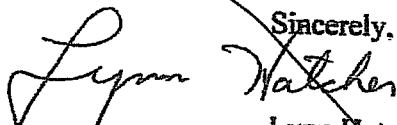
Air Quality: A thorough study of the cumulative impacts to air quality from 56 residences potentially creating woodstove emissions needs to be addressed or the applicants need to prohibit the use of woodstoves thru CCRs.

Bonus Points and Density: The applicants should not be allowed to use the floodplain acres placed in open space toward the density points. The 56 lots may be within an airport overlay or protection zone for Devere Airport or the Cle Elum Municipal Airport and should be addressed. An additional 56 lots in this location will impact the rural character of the area. This level of density is not rural but bodes of urban density. The applicant should be required to identify the impacts from this level of density to the surrounding communities and thoroughly address why these additional units are needed to support current and future population projections. Given that the county recently approved the Swauk Ranch Planned Unit Development of over 240 new lots within 5 miles of these four plats, the cumulative impacts of these recent land use actions needs to be taken into account when justifying additional densities in this area.


In sum, these plats and all associated impacts from the 56 lots need to be addressed and considered cumulatively as one project, not four separate projects. We believe the cumulative size and location of the proposed plats should require a Group A water system, access off of SR 970, a community septic system located outside the floodplain, CCRs, light and glare restrictions, and a more thorough evaluation of the other issues raised above.

Thank you for the opportunity to comment.

Sincerely,



Lynn Fletcher
Anne Watanabe
5791 Red Bridge Road
Cle Elum, WA 98922





MEUSSA BATES
120 Elk Haven Rd.
Cle Elum, WA 98922

22 Jan, 200.

Tumbling Ridge Rezone + Plat

This project does not qualify for a Group B system as a 14 home development exceeds the number of people allowed on a Group B well. Per Dept. of Health and, based on the standard of 2.3 people per residence in Kittitas County per OFM data, this development would require a Class A well and an associated water right



Melissa Bates
120 Elk Haven Rd.
Cle Elum, WA 98922

Kittitas County Hearing Examiner

SIGN IN SHEET - Date: 1-22-09

This public hearing is an opportunity for citizens to express their views to the Hearing Examiner for consideration in his decision-making process. If you wish to speak, please **PRINT** your name and address clearly below. When you approach the podium:

- Step to the microphone and give your name and address.
- State if you are representing yourself or someone else.
- If other speakers have made the same point, simply indicate your support or disagreement unless you have new information.

PLEASE PRINT CLEARLY

NAME

ADDRESS

Jeff Slothower	PO Box 1088 Ellensburg
Art Solbakken	40 Suncadia 4244 Bullfrog Road Suite 1 Cle Elum
Colen Solbakken	PO Box 752 Roslyn 98941 98922
Stephanie Gardner	2420 Airport Rd Apt 8306-C Ellensburg WA 98926
Sean O'Mera	PO Box 1404 Ellensburg, WA 98926
Tyler Maitch	303 E 18 ST. APT. 19. Ellensburg wa. 98926
Kyle Ribail	9405 Meadowbrook rd Yakima WA 98903
Hunter Hamilton	1100 E Brighton LRD #2103 Ellensburg WA 98926
DAN DAVIS	1200 E CAPITAL " "
Daidre Link	Slothower Haven Rd. Cle Elum WA 98922
Bonnie Reay	108 West 2nd Street Cle Elum, WA 98922
Melissa Bates	120 Elk Haven Rd. Cle Elum, WA 98922
Anne Waterhouse	PO Box 687 Roslyn WA 98922