

Lindsey Ozbolt

From: Eddie Staheli <eostaheli@icloud.com>
Sent: Friday, November 13, 2015 8:57 AM
To: Lindsey Ozbolt
Subject: FYI-Rz-15-00001 big creek trails pud
Attachments: big creek trails concerns.pdf

Sent from my iPad

Concerns with the big creek development

My name is Eddie Staheli, I am a share holder in ranch property's 651 Lund lane, Cle elum. Email Eostaheli@me. Com

When reading the proposal , the impact of 57 lots would be less to surrounding property's in the Big creek trails development, than if the land was sold in 5 acre plots is a false assertion. Of the 285 acres, more than half of the land is under power lines, in wet lands, or cliff like grades to steep to build. $285 \text{ divided by } 2 = 142.5 \text{ acres}$. $142.5 \text{ divided by } 5 \text{ acre lots} = 28.5 \text{ marketable lots}$. The impact to the surrounding property's , with a true accounting of marketable acres would be far less. How far does creative lot math go. If a land owner has a lake in the middle of his property, covering half the land mass, and is zoned 5 acre lots. Does he get to use the acreage in the lake for lot calculations. Would anybody buy a lot in the middle of a lake. If a land owner has property with 90% cliff and 10% buildable land, does the owner get to cluster develop on the remaining 10% based on the unbuildable 90% cliff land. Let's be more creative, the surface area of the cliff or hypotenuse create 50% more land area. Can this be added to the the cluster development too. Would anybody buy land in the middle of a cliff. Big creek trails uses this creative lot math, I don't think the intent of the zoning , community , surrounding property's , or jury would agree with this lot math.

Concerns with the choke point at the bridge. The kRD canal is over 60' wide and 15' deep, a moat separating property's north and south. The concern is when a fire is blown by prevailing winds eastward forces an emergency evacuation on the south side of the canal. Let's say it is 4th of July weekend , the camp ground has 85 campers and friends. Big creek trails has 57 homes with friends and an event at the same time. In the rush to evacuate a camper forgets to latch the hitch and blocks the route across the bridge. There is no east, west paved road to out run the fire like West Nelson or old Cle elum highway. Emergency vehicles can't get through and have to find another way across the canal to get to the back of big creek trails to fight the fire. In route to the back side of big creek trails the fire blocks the north to south exit trapping everyone on the fire side of the canal. Until more paved access points are made across the KRD canal and east , west paved connecting roads, the land use density should be lower for safety.

Concern with the housing density around ranch property's campground. Most people go camping in the woods, they don't go to city's or neighborhoods to go camping. A five acre density is much different than a one acre density when it comes to appearance and impact to our business.

Concern with the timing of this project, when the bridge gets replaced will access across be impaired affecting our business. When the economy collapses and the bridge work is not complete, is there a bond or insurance that will pay for the work to complete the bridge and road work.

Concern with the economic timing of this project, society is in another housing bubble bigger than 2008 crash. There are several properties in area that haven't moved. The down turn is in full swing right now , next is a job market crash , followed by a currency crash , then hyper inflation , and then an economic crash or depression that will last about 15 years because history repeats itself . People won't be buying they will be selling to survive.