

## Jeff Watson

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**From:** Gylling Consulting, Inc. <gyllingconsulting@fairpoint.net>  
**Sent:** Wednesday, May 25, 2016 6:30 PM  
**To:** Jeff Watson  
**Cc:** clellum2003@msn.com; ljcat37@gmail.com; mbaker@sbwconsulting.com; judy@tobinbaker.net; eric.chipps@soundtransit.org; kristine@ilovewaterfront.net; tom@thamerlinck.com; tyrcramer@romein.com; Patti / Jim Gylling; ben.wildman@comcast.net; 'George C'  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jeff-

Several HVT Owners would like an opportunity to meet with you to discuss our collective concerns. Can you provide several dates and times that work for you and we'll coordinate with the HVT Owners.

Thank you for your consideration-

**Jim H Gylling**

Gylling Consulting, Inc.  
509-499-8194 cell

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**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]  
**Sent:** Wednesday, May 25, 2016 7:23 AM  
**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>  
**Cc:** 'clellum2003@msn.com' <[clellum2003@msn.com](mailto:clellum2003@msn.com)>; 'ljcat37@gmail.com' <[ljcat37@gmail.com](mailto:ljcat37@gmail.com)>; 'mbaker@sbwconsulting.com' <[mbaker@sbwconsulting.com](mailto:mbaker@sbwconsulting.com)>; 'judy@tobinbaker.net' <[judy@tobinbaker.net](mailto:judy@tobinbaker.net)>; 'eric.chipps@soundtransit.org' <[eric.chipps@soundtransit.org](mailto:eric.chipps@soundtransit.org)>; 'kristine@ilovewaterfront.net' <[kristine@ilovewaterfront.net](mailto:kristine@ilovewaterfront.net)>; 'tom@thamerlinck.com' <[tom@thamerlinck.com](mailto:tom@thamerlinck.com)>; 'tyrcramer@romein.com' <[tyrcramer@romein.com](mailto:tyrcramer@romein.com)>; Patti / Jim Gylling ([gylling@fairpoint.net](mailto:gylling@fairpoint.net)) <[gylling@fairpoint.net](mailto:gylling@fairpoint.net)>; 'ben.wildman@comcast.net' <[ben.wildman@comcast.net](mailto:ben.wildman@comcast.net)>; 'George C' <[georgechrysanthakopoulos@live.com](mailto:georgechrysanthakopoulos@live.com)>  
**Subject:** RE: Mitchell (SP-16-00001) short plat notice dated May 18, 2016  
**Importance:** High

Jeff-

Please find attached a coordinated letter which ten(10) Hidden Valley Terrace Owners presented to the Mitchell's. I do not believe there will be much constructive discussion.

This is the HVT Owner's official response to the Mitchell (SP-16-00001) short plat application.

Please reply, thus acknowledging receipt, thank you.

**Jim H Gylling**

Gylling Consulting, Inc.  
509-499-8194 cell

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**From:** Gylling Consulting, Inc. [<mailto:gyllingconsulting@fairpoint.net>]

**Sent:** Tuesday, May 24, 2016 8:48 AM

**To:** 'jeff.watson@co.kittitas.wa.us' <[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)>

**Cc:** 'clellum2003@msn.com' <[clellum2003@msn.com](mailto:clellum2003@msn.com)>; 'ljcates37@gmail.com' <[ljcates37@gmail.com](mailto:ljcates37@gmail.com)>;  
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<[tycramer@romein.com](mailto:tycramer@romein.com)>; Patti / Jim Gylling ([gylling@fairpoint.net](mailto:gylling@fairpoint.net)) <[gylling@fairpoint.net](mailto:gylling@fairpoint.net)>;

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**Subject:** Mitchell (SP-16-00001) short plat notice dated May 18, 2016

Mr. Watson-

For your information. The Hidden Valley Terrace Owner's group (all copied above) presented a coordinated letter of concerns to Ron and Deb Mitchell yesterday, May 23<sup>rd</sup>. It is our hope that we will resolve to the satisfaction of both interests (Mitchell's and the collective HVT Owner group) these concerns prior to the county's written comment suspense date of June 2<sup>nd</sup>. If not, it will be our intent to forward these collective concerns to you.

The Hidden Valley Terrace list of Owners are:

Lot B1	Feeney
Lot B2	Cates
Lot B3	Baker/Tobin and Wildman/Grinnell
Lot B4	Chipps
Lot C1-Lot1	Gylling
Lot C1-Lot 3	Hamerlinck
Lot C2	Thompson
Lot C3	Cramer
Lot C4 West	Chrysanthakopoulos

*Lot C1-Lot 2 Stienkoenig- no response*

*Lot C4 East Mitchell current Owner, we understand they are close to closing with a new owner.*

**Jim H Gylling**

**Gylling Consulting, Inc.**

509-499-8194 cell

May 24, 2016

To: **Ron & Deborah Mitchell**  
PO Box 695  
Cle Elum, WA 98922  
(and to expedite via email to [ron@mitchellcontractors.com](mailto:ron@mitchellcontractors.com))

From: **Hidden Valley Terrace Owners(HVTOs)**

Lot B1	Feeney
Lot B2	Cates
Lot B-3	Baker/Tobin and Wildman/Grinnell
Lot B4	Chipps
Lot C1-Lot1	Gylling
Lot C1-Lot 3	Hamerlinck
Lot C2	Thompson
Lot C3	Cramer
Lot C4 West	Chrysanthakopoulos
<i>Lot C1-Lot 2</i>	<i>Stienkoenig- no response</i>
<i>Lot C4 East</i>	<i>Mitchell(you)current Owner, we know you are close to closing</i>

Re: Mitchell Short Platt (County document SP-16-00001)  
HVTOs Concerns

Ron/Deborah-

HVTOs received notice from Kittitas County on Friday, May 20, 2016 of your application to short plat Lot 4-C1 (82.14 acres). The owners above have requested that I send this letter to you stating concerns with the collective hope we can mitigate prior to the County's formal "written comments" submission date- June 2, 2016 at 5pm. Please know, all the HVTOs noted above have had an opportunity to read and add comment to this letter.

You and I have discussed several of the items below with seemingly amicable solutions proposed which should be restated and confirmed to the entire HVTOs group. A few more items have been added to the list. The method of finalization and agreement needs to be worked out so the HVTOs group has assurance of the agreed solutions and their implementation.

The basis for many of these items is the concern over increased usage with the potential of three additional family units being added to the area. Many of the HVTOs group have lived or enjoyed recreation here for many years and observed the effects of use/traffic/etc. in our HVT area.

Concerns/items in NO particular order:

1. HVT main entrance automated gate. Over the years we have upgraded several times the gate operator to provide better reliability due to use. The anticipated addition to it frequency of use requires consideration.
2. HVT road maintenance. It's difficult for you and Deb to realize how far the road, in its current condition, has evolved over the past many years. Years of work and effort have yielded the road we all enjoy through the seasons. Additional traffic will only erode this state.
3. Impediments to existing easement roads. HVTOs appreciate the access through the easement roads noted in the deeds and covenant. Concerned HVTOs hope NO additional gates or impediments will be placed on these roads.
4. Survey. As the "new comer" to HVT we assume, if you haven't already, that you will have the lot 4-C1 boundaries surveyed by a professional. We want to make sure you have a clear understanding of the property lines as it relates to your neighbors.

5. Short plat Lot size. Concern has been voiced about the apparent desire to maximize profit vs a more realistic approach to "space". The HVTOs would ask that you reconsider four lots, sized at the 20 acre minimum, and match the short plat lot sizes better with the existing land features- three lots seem to fit the area better, considering the following:
  - a. The Critical Areas Checklist in the short plat application erroneously states that the subject property does not contain a wetland:  
<http://www.co.kittitas.wa.us/uploads/cds/land-use/Short%20Plats/SP-16-00001%20Mitchell/SP-16-00001%20Mitchell%20Critical%20Areas%20Checklist.pdf>  
Both Washington statute and the Kittitas County Code define a "wetland" as follows:  
"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."  
RCW 36.70A.030 (21); Kittitas County Code 17A.02.310.  
  
The seasonal ponds on proposed Lot 4B and 4D has cattails and other vegetation that can't survive without occasional inundation by water. The pond also is the home to many frogs, and it frequented by deer, elk, wildlife and ducks.  
  
Kittitas County Code 17A.04.020 says that wetland buffers should be 50 to 200 feet from the edge of the wetland. Because the wetland on proposed lot 4B and 4D gets regular visits by animals that might be spooked to have a house built nearby, you should agree that the buffer will be 200 feet. A 200-foot buffer would still leave several potential building sites on both proposed Lots 4B and 4D. Reducing the total number of lots from four to three would help increase the building areas.
  - b. Water availability. One never knows the impact of "more straws in the drink", but drilling a class B well may have an effect on the other wells in the area. This is always a concern and the additional family units could have a detrimental impact to existing wells. Our wells produce relatively low quantities (gpm) now, we hope the addition of a larger class B well will not have an adverse impact.
  - c. Impact to Wildlife. The open nature of your lot has rendered many natural migration paths over the years. Elk, deer and other critters enjoy the open space during their times of migration. The impact three additional residences and their potential outbuildings vs two is huge to the wildlife. Again, we encourage you to rethink the need for four lots vs three.
  - d. Construction periods. We hope you will consider the timing and method of construction around these migration times to lessen the impact to the wildlife.
  - e. Road access. The assumption is all access to your re-platting would be from the existing easement M, then through roads created on your property. The existing deeded covenant has definitions of the HVT roads, granted easements and their designated use. Any modifications to this deeded covenant use definition and/or cost sharing requires specific HVTO's prior approval.
  - f. Whatever the final outcome on re-platted lot sizing and quantities, concern exists regarding sight-lines and encroachment of existing open areas. This can be mitigated by larger lot sizing, but also through setbacks and offsets. We know you understand the many requirements of offsets from septic and water source(s). This all factors into the usable and buildable areas within a lot.
  - g. Below you will find a possible suggestion which we feel better utilizes the existing land formations and roads.
6. Costs required to draft, update, modify and/or document any agreements for county recording or HVTOs agreement should be shouldered by you the developing entity.

As I've stated to you, it's better that these concerns come out now and we mutually resolve. Despite the concerns noted above, you and Deb have moved to this area with a notable tone of thoughtfulness, friendly and neighborly concern. The HVTO's group ALL look forward to working through these issues and finding common ground.

