

**From:** [Early, Shane \(DNR\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [KELLER, ERIC \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#)  
**Subject:** RE: SE-21-00017 Clear View - Notice of Application  
**Date:** Thursday, August 26, 2021 10:30:39 AM  
**Attachments:** [image001.png](#)

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Good morning Jeremiah,

Thanks for the opportunity to provide comments via the SEPA process for this project (SE-21-00017 Clear View), and note that the project proponent is aware of the future need for a Forest Practices Application (FPA). DNR Southeast Region Forest Practices would like to submit the following comments in regard to this proposal:

- DNR would ask for clarification of the proposed project footprint – the parcel is 20 acres in size, yet the SEPA checklist mentions a range of acreage for vegetation removal (page 5, Section B, subsection 4, sub-sub-section b) as between 10 to 15 acres (“closer to 10”). The subsequent FPA that is anticipated will need to have the proposed overall acreage of the project footprint match the size that is evaluated in the SEPA process, so there may be a misunderstanding of how the size is being described (i.e. there will be 10-15 acres of vegetation removed/altered within the 20 acres overall, versus only operating within a 10-15 acre area). The DNR would suggest the project proponent describe the fullest extent of the area within which activities will occur, which may be the full 20 acres, to allow for maximum operational flexibility when submitting the FPA that will follow after the SEPA process concludes.
- If possible, the DNR would request any estimation from the proponent on the proposed volume of timber that will be harvested (MBF, number of truck loads, other estimates), and total linear feet of road construction that will be created.
- Please note that an approved FPA is required **prior** to timber harvest, road construction, utility installation or other elements of conversion to non-forestry.
- GIS review notes that this area is prone to having highly erodible soils and possible rain-on-snow events.
- Project area is within the general extent of the Bull Trout Overlay - The bull trout habitat overlay means "those portions of Eastern Washington streams containing bull trout habitat as identified on the department of fish and wildlife's bull trout map. See full definition in Forest Practices Rules, WAC 222-16-010 \*General definitions.
- Project area is within the I-90 Spotted Owl Special Emphasis Area (SOSEA), however this area is mapped as “Non-Habitat” and is not within any known Northern Spotted Owl (NSO) nest sites or their associated core, home range, or distribution circles, thus this is simply noted as

a matter of due diligence, and the proposal does not represent a concern for NSO or the SOSEA.

Really appreciate these notices, please let us know if Kittitas County Community Development Services has any questions.

Best regards,

*Shane*

**Shane Early**

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ [shane.early@dnr.wa.gov](mailto:shane.early@dnr.wa.gov)

[www.dnr.wa.gov](http://www.dnr.wa.gov)

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Thursday, August 26, 2021 9:45 AM

**To:** Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; barh@yakamafish-nsn.gov; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnnee461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; jorgenja@cwu.edu; nelmsk@cwu.edu; Mike Flory <mike.flory@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; KELLER, ERIC (DNR) <Eric.Keller@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; brooksideconsulting@gmail.com;

**From:** [Mau, Russell E \(DOH\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Holly Erdman](#); [Hayden, Kathryn E \(DOH\)](#); [Smits, Brenda M \(DOH\)](#)  
**Subject:** RE: SE-21-00017 Clear View - Notice of Application  
**Date:** Friday, August 27, 2021 7:52:17 AM

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Jeremiah:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the submittal and has the following comments:

- For drinking water purposes, this development is a “project” and all groundwater withdrawals (whether a single well or multiple wells) need to be considered together. Please consult with the State of Washington Department of Ecology for guidance on this.
- Depending on how many total homes are proposed (it appears that four (4) are proposed, but it is not clear if other existing homes are associated with this development), the drinking water for this development would be a Group B (smaller number of connections) or Group A (larger number of connections) public water system. Group B water systems are administered exclusively by Kittitas County Health; Group A water systems are administered exclusively by state DOH ODW.

At this time, these are my comments.

Thanks,

**Russell E. Mau, PhD, PE**  
Regional Engineer  
Office of Drinking Water  
Washington State Department of Health  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)  
509-329-2116 | [www.doh.wa.gov](http://www.doh.wa.gov)

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, August 26, 2021 9:45 AM  
**To:** Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire

**From:** [Jessica Lally](#)  
**To:** [Jeremiah Cromie](#); [Corrine Camuso](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: SE-21-00017 Clear View - Notice of Application  
**Date:** Monday, August 30, 2021 4:54:10 PM

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Hi Jeremiah,

This proposal is located in high probably, with a previously recorded site either within the parcel or immediately adjacent. Yakama Nation CRP requests survey.

Jessica Lally  
Yakama Nation Archaeologist  
Cultural Resources Program  
509-865-5121 x4766

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Thursday, August 26, 2021 9:45 AM  
**To:** Pat Nicholson; Ryan McAllister; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; Environmental Review; Corrine Camuso; Jessica Lally; Noah Oliver; Casey Barney; Jeff Kozma; Jim Matthews; Holly Barrick; [gcle461@ecy.wa.gov](mailto:gcle461@ecy.wa.gov); [lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV); [FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov); [wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov); [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov); [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov); [Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [jorgenja@cwu.edu](mailto:jorgenja@cwu.edu); [nelmsk@cwu.edu](mailto:nelmsk@cwu.edu); Mike Flory; Jeremy Larson; Steph Mifflin; [russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov); [rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov); [shane.early@dnr.wa.gov](mailto:shane.early@dnr.wa.gov); [SEPACENTER@dnr.wa.gov](mailto:SEPACENTER@dnr.wa.gov); [eric.keller@dnr.wa.gov](mailto:eric.keller@dnr.wa.gov); [MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov); [brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); [terry@nkctribune.com](mailto:terry@nkctribune.com); [mwoodruff@kvnews.com](mailto:mwoodruff@kvnews.com); [legals@kvnews.com](mailto:legals@kvnews.com); [Deborah.j.knaub@usace.army.mil](mailto:Deborah.j.knaub@usace.army.mil); [lhendrix@usbr.gov](mailto:lhendrix@usbr.gov); [mark.a.gradwohl.civ@mail.mil](mailto:mark.a.gradwohl.civ@mail.mil); [Kimberly.peacher@navy.mil](mailto:Kimberly.peacher@navy.mil); [wargog@cersd.org](mailto:wargog@cersd.org); [montgomeryr@cersd.org](mailto:montgomeryr@cersd.org); [office@kcfd7.com](mailto:office@kcfd7.com); [guy.moura@colvilletribes.com](mailto:guy.moura@colvilletribes.com); [Aren.Orsen.HSY@colvilletribes.com](mailto:Aren.Orsen.HSY@colvilletribes.com); [sam.rushing@colvilletribes.com](mailto:sam.rushing@colvilletribes.com); [kdkistler@bpa.gov](mailto:kdkistler@bpa.gov); [klarned@fs.fed.us](mailto:klarned@fs.fed.us); [ken.graham@parks.wa.gov](mailto:ken.graham@parks.wa.gov)  
**Cc:** [markcouper@yahoo.com](mailto:markcouper@yahoo.com); Jeremy Johnston; Kelly Bacon (CD); Rachael Stevie (CD)  
**Subject:** SE-21-00017 Clear View - Notice of Application

Good morning,

CDS is requesting comments on the following SEPA Application: SE-21-00017 Clear View. Links to the file material can be found below. The comment period will end **Monday September 13, 2021 at**

**From:** [Vaughn Bray](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Fwd: Kittitas County Project: Clear View (SE-21-00017)  
**Date:** Tuesday, August 31, 2021 11:05:52 AM

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August 31, 2021

Jeremiah Cromie, email: [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)  
Kittitas County Community Development Services  
Ellensburg, Washington 98920

RE Clear View (SE-21-0017, tax parcel 11884

We are writing concerning the aforementioned project submitted by Mark Couper on behalf of Clear View Aspen Canyon Homes LLC. We are the owners of the easterly adjacent property having the parcel number 17583, and map number 19-14-01000-0016. Our understanding of the application is for a rezone from Forest land use to Rural Residential land use, and a north-to-south easement for a future road between Whisper Creek Drive and Pasco Road / Fowler Creek Road. Our project application comments are as follows.

- We have no comments on the Forest land use to Rural Residential land use. The application indicates there are four lots developed on the property in accordance with the Counties and Washington States appropriate development codes.
- What status will the County assign to the Applicant's new north-to-south road between Whisper Creek Road and Pasco Road ? Will the County approve this as a "private" road only usable by the short-plat lot owners and guests, or a usable "public common" road for the Westside Heights Homeowners Association residents, land owners, and guests?
- Will the County require that this new north-to-south road between Whisper Creek Road and Pasco Road become another ingress / egress road for the Westside Heights Homeowners Association residents, property owners, and guests? Currently, the ingress / egress road for the Westside Heights Homeowners Association residents, property owners, and guests is from Westside Road.
- Currently, a road and utility easement exists across the southern property

boundaries of adjacent easterly properties to the Applicant. This easement connects Pasco Road and Alpine View Drive. The Applicant uses a segment of this easement for the Applicant's road connection to Pasco Road. I am concerned that the applicant's new road will not allow for an intersection between any future road on this easement and the Applicant's road.

- Will there be an asphalt paving requirement for the new north-to-south road between Whisper Creek Road and Pasco Road. Roads within the Westside Heights Homeowners Association are asphalt paved.
- Can a security gate be installed at the intersection of the new north-to-south road between Whisper Creek Road and Pasco Road?
- We are concerned about the Applicant's response to the question about rainwater or snowmelt runoff from the new north-to-south road onto Whisper Creek Road. Our property is downslope from the applicant's property, and any rain water or snowmelt runoff might overwhelm the existing roadside drainage system and our properties road culvert.

Thank you for receiving our comments, and entering them into the public record for consideration into the rezone, easement development, and design standards for the Applicant's land development and future road.

Vaughn D. and Terri Bray  
206.250.3960 Cell

[VaughnDBray.Architect@gmail.com](mailto:VaughnDBray.Architect@gmail.com)

Sept. 6, 2021

To: Kittitas County CDS      Attn: Jeremiah Cromie

[Jeremiah.cromie@co.kittitas.wa.us](mailto:Jeremiah.cromie@co.kittitas.wa.us)

REF: Notice of Application, SE-21-00017

Online File: <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and Miscellaneous SEPA

I'd like to comment about the subject Proposal and list some questions. As well as clarify a road issue, as shown on exhibit 2, Clear View Concept Plot Map as envisioned by Encompass, May 2006. This plot layout and its Vicinity Map indicate the property is directly accessed from the North via Stoneridge Drive and then Whisper Creek Drive (both are private, asphalt improved roads) and then is bounded on the south by Fowler Creek Road. However at one point Fowler becomes Pasco Road – which does actually border subject land to the south, via an short, steep hill side. Fowler and Pasco Roads are county roads. Pasco and east half of Fowler Road are low use, dirt, unimproved roads.

“Proposal” statement of Subject Application states “converting from Forested Use to more Urban development”. Just what does that indicate; a possible goal to changing from 5acre zoning to something less; say 3 acre or smaller?

We do have concerns about how the included plot designs showing easements along this property and Pasco Road; for what? Utilities? Why?

They also show a 60' and 3' Easement running along east boundary, north to south. Why? Why such an wide easement? Especially when the provided Plot Map as well as current satellite photos shown a rough access road running north to south, right down the middle of subject property, providing perfect easement to the four proposed five acre lots. This initial rough cut road runs from Whisper Creek Road south over about 5/8<sup>th</sup> length of this subject property. Perfect ingress/egress and utility access to these four lots. Especially when the home owner accession (HOA) has allowed Blue Span Communications to install Fiber Optic cable along Stone Ridge Drive and Whisper Creek Drive.

Actual “splitting” of this 20 acres should be part of the community HOA for Westside Heights. Property was originally purchased as part of several hundred continuous acres in this area from Plum Creek – and then from that acreage developed into Westside Heights, along with the above mentioned two improved, private roads running right up to this subject property. It was common knowledge from around 2006, of the applicants' goal to develop four 5 acre lots on this property – during which the HOA could have indicated their thoughts on that matter.

My concern is the odd 63' of easement along east lot line. As well as possible impact on Pasco Road. As long as we can be assured of no vehicle ingress/egress from Whisper Creek Road to Pasco Road; there are no majors issue with this application. To a degree, even an utility easement might be agreeable. Any impact to the steep ridge along south boundary and Pasco Road would be of a concern.

Maybe if this application was more specific and better explained future plans for the lot, these comments would not have been needed.

Mike Hoban

2351 Pasco Road, Cle Elum, WA 98922

To: Jeremiah Cromie  
From: Bryan and Brenda Alford  
Date: September 8, 2021  
RE: Clear View (SE-21-00017) SEPA Questionnaire Response

We are the owners of the property adjacent to the north, parcel number 715334. This application has several references to a road being constructed as “secondary access”. Our concern is about how the County will ensure this road, if approved, will be constructed using the strictest requirements. Those requirements as listed per the County Codes “Private Road Design Requirements”, 12.04.070 and “Private Road Design Criteria” 12.04.080, Table 4-4A are the standards we expect. The south end of this property is extremely steep and we expect current grade regulations to be enforced by the County.

Of particular concern are the following sections of the SEPA Questionnaire:

**Page 7(a)(4)**: references “residents on Pasco” road having access to Whisper Creek Drive. This is NOT allowed by the HOA. All roads inside the HOA are PRIVATE and for members and invited guests only.

**Page 8(L)**: again references access by non-HOA residents, which is not allowed per HOA private road use rules.

**Page 10(13)(d)**: again refers to “public” access which is not allowed per HOA private road use rules.

**Page 11(15)(a)(b)**: refers to “the second access to this large development”. This second access is required before more parcels are allowed, it is not a choice. The HOA is at maximum allowed number of parcels before constructing a proper second ingress-egress access road.

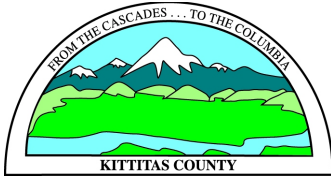
**Page 12(4)**: refers to “creating an emergency access” when in actuality it is a second access road built to code that is required by county rule.

**Page 13(6)(7)**: refers to a “proposed second access”, which, again, is a county requirement. It also refers to “the public” which this second access road is not allowed. The county- required built- to- code second access road is for HOA members and invited guests only and will require a security gate.

We also have concerns about rainwater and snowmelt runoff.

We request road engineering plans to be prepared and presented to the Westside Heights HOA before the final short plat approval.





# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services  
FROM: Public Works Plan Review Team  
DATE: September 8, 2021  
SUBJECT: SE-21-00017 Clear View Development

#### SEPA Application Comments

- The proposed roadway shall meet or exceed current Kittitas County Road and Bridge Standards.
- An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new access.
- Grading over 100 cubic yards of material requires a grading permit. Any grading over 500 cubic yards of material requires engineered grading and storm water plans. See Kittitas County Code chapter 14.05. The applicant has a grading permit submitted for review. No grading is to occur until this application is reviewed and issued.
- Engineered stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).
- **Mitigation/metering:** The future short plat will have to meet requirements outlined in Kittitas County Code 13.35 and 13.40 for final plat approval.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

**From:** [Richard Meadows](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Brent Boylan](#)  
**Subject:** Clear View (SE-21-00017) SEPA Questionnaire Response  
**Date:** Friday, September 10, 2021 8:43:30 AM  
**Attachments:** [Doc1.docx](#)

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Jeremiah Cromie, email: [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)  
Kittitas County Community Development Services  
Ellensburg, Washington 98920

RE Clear View (SE-21-0017) SEPA Questionnaire Response

Dear Mr. Cromie,

We are the owners located at 771 Whisper Creek Drive, parcel number 20508. This application has several references to a road being constructed as “secondary access”. Our primary concern is how the County will ensure this road, if approved, will be constructed using the strictest requirements. Those requirements as listed per the County Codes “Private Road Design Requirements”, 12.04.070 and “Private Road Design Criteria” 12.04.080, Table 4-4A are the standards we expect. As a matter of safety, the south end of this property is extremely steep, well beyond the private road minimum design standard. If the road construction were to be continued, we expect current grade and surface regulations to be enforced by the County.

The following sections of the SEPA questionnaire contain additional specific concerns, comments:

Page 7(a)(4): references “residents on Pasco” road having access to Whisper Creek Drive. This is NOT allowed by the HOA. All roads inside the HOA are PRIVATE and for members and invited guests only.

Page 8(L): again references access by non-HOA residents, which is not allowed per HOA private road use rules.

Page 10(13)(d): again refers to “public” access which is not allowed per HOA private road use rules.

Page 11(15)(a)(b): refers to “the second access to this large development”. This second access is required before more parcels are allowed, it is not a choice. The HOA is at maximum allowed number of parcels before constructing a proper second ingress-egress access road.

Page 12(4): refers to “creating an emergency access” when in actuality, it is a second access road built to code that is required by county rule.

Page 13(6)(7): refers to a “proposed second access”, which, again, is a county requirement. It also refers to “the public” which this second access road is not allowed. The county- required built- to- code second access road is for HOA members and invited guests only and will require a security gate.

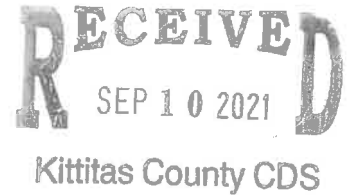
We also have concerns about rainwater, snowmelt runoff, etc.

We request road engineering plans to be prepared and presented to the Westside Heights HOA before the final short plat approval. This has not been presented to the BOD nor owners for their review. There are many variables for the community to consider; who would maintain the road, related costs of ongoing maintenance and gate construction, etc.

Brent Boylan & Rick Meadows

To: Jeremiah Cromie  
From: Bryan and Brenda Alford  
Date: September 8, 2021  
RE: Clear View (SE-21-00017) SEPA Questionnaire Response

*BWA/BAA*



We are the owners of the property adjacent to the north, parcel number 715334. This application has several references to a road being constructed as "secondary access". Our concern is about how the County will ensure this road, if approved, will be constructed using the strictest requirements. Those requirements as listed per the County Codes "Private Road Design Requirements", 12.04.070 and "Private Road Design Criteria" 12.04.080, Table 4-4A are the standards we expect. The south end of this property is extremely steep and we expect current grade regulations to be enforced by the County.

Of particular concern are the following sections of the SEPA Questionnaire:

**Page 7(a)(4)**: references "residents on Pasco" road having access to Whisper Creek Drive. This is NOT allowed by the HOA. All roads inside the HOA are PRIVATE and for members and invited guests only.

**Page 8(L)**: again references access by non-HOA residents, which is not allowed per HOA private road use rules.

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We also have concerns about rainwater and snowmelt runoff.

We request road engineering plans to be prepared and presented to the Westside Heights HOA before the final short plat approval.

**From:** [Karen Hallinan](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Steve Hallinan](#); [Dana Kennedy](#)  
**Subject:** Fwd: Clear View (SE-21-00017) SEPA Questionnaire Response, Parcel #11884  
**Date:** Friday, September 10, 2021 10:47:12 AM

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We are homeowners of property on Whisper Creek Drive.  
The first question we have - Has this been brought to the attention of ALL members of Westside Heights? (HOA members)

At this point there is no need for a secondary Ingress and Egress access road to our private community of Westside Heights as we are currently at the maximum number of lots for a single Ingress and Egress.

Any second access road within the Westside Heights community is for the sole purpose of property owners and homeowners use only. All roads are private and No public access can be granted. Any access road has to meet all Kittitas County requirements along with all the Westside Heights CC&R requirements. Westside Heights is a gated community, therefore any access road will require to have a security gate.

Pursuant to Kittitas County Code Title 12: Roads and Bridges  
Roads need to be certified by a licensed civil engineer in the state of Washington ensuring adequate fire/life/safety access to all private roads and driveways.

2c Applicant states that water will be used to reduce dust as needed during and after construction. All roads within Westside Heights are asphalt surfaced, therefore any new road will be required to be surfaced with asphalt.

3a, 3b 1-3. Applicant states there will be No surface water issues. What will happen to rain/snow water on an asphalt road? We are concerned of future damage of current HOA road which is maintained by the HOA members.

8L. Applicant wants to include Pasco Road residents to access proposed road. NO public access can be granted - Westside Heights is a private community.

9a. Any houses built will have to be in accordance with Westside Heights CC&R's

14d No public access shall be granted into Westside Heights.

If access road granted, what safeguards will be put in place to ensure that this project will meet all requirements of Kittitas County and Westside Heights Home Owners Association? This applicant has already been in violation of cutting and removing trees. Applicant cited May, 5,

2021 by Marty, DNR

Karen and Steve Hallinan

Get [Outlook for iOS](#)

Sept. 6, 2021

To: Kittitas County CDS      Attn: Jeremiah Cromie

[Jeremiah.cromie@co.kittitas.wa.us](mailto:Jeremiah.cromie@co.kittitas.wa.us)

REF: Notice of Application, SE-21-00017

Online File: <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and Miscellaneous SEPA

I'd like to comment about the subject Proposal and list some questions. As well as clarify a road issue, as shown on exhibit 2, Clear View Concept Plot Map as envisioned by Encompass, May 2006. This plot layout and its Vicinity Map indicate the property is directly accessed from the North via Stoneridge Drive and then Whisper Creek Drive (both are private, asphalt improved roads) and then is bounded on the south by Fowler Creek Road. However at one point Fowler becomes Pasco Road – which does actually border subject land to the south, via an short, steep hill side. Fowler and Pasco Roads are county roads. Pasco and east half of Fowler Road are low use, dirt, unimproved roads.

“Proposal” statement of Subject Application states “converting from Forested Use to more Urban development”. Just what does that indicate; a possible goal to changing from 5acre zoning to something less; say 3 acre or smaller?

We do have concerns about how the included plot designs showing easements along this property and Pasco Road; for what? Utilities? Why?

They also show a 60' and 3' Easement running along east boundary, north to south. Why? Why such an wide easement? Especially when the provided Plot Map as well as current satellite photos shown a rough access road running north to south, right down the middle of subject property, providing perfect easement to the four proposed five acre lots. This initial rough cut road runs from Whisper Creek Road south over about 5/8<sup>th</sup> length of this subject property. Perfect ingress/egress and utility access to these four lots. Especially when the home owner accession (HOA) has allowed Blue Span Communications to install Fiber Optic cable along Stone Ridge Drive and Whisper Creek Drive.

Actual “splitting” of this 20 acres should be part of the community HOA for Westside Heights. Property was originally purchased as part of several hundred continuous acres in this area from Plum Creek – and then from that acreage developed into Westside Heights, along with the above mentioned two improved, private roads running right up to this subject property. It was common knowledge from around 2006, of the applicants' goal to develop four 5 acre lots on this property – during which the HOA could have indicated their thoughts on that matter.

My concern is the odd 63' of easement along east lot line. As well as possible impact on Pasco Road. As long as we can be assured of no vehicle ingress/egress from Whisper Creek Road to Pasco Road; there are no majors issue with this application. To a degree, even an utility easement might be agreeable. Any impact to the steep ridge along south boundary and Pasco Road would be of a concern.

Maybe if this application was more specific and better explained future plans for the lot, these comments would not have been needed.

Mike Hoban

2351 Pasco Road, Cle Elum, WA 98922

Sept. 10, 2021

Page 2 of 2

Addition of names of concerned neighbors; SE-21-00017, Clear View plot

Susie Sturgill  
3291 Pasco Rd, Cle Elum, WA 98922

Dan Matlock  
1114 Fowler Creek Rd, Cle Elum, WA 98922  
PO Box 1165, Cle Elum, WA 98922

Bryan Young  
281 Mountain Top Drive  
Cle Elum, WA 98922

Rich Hoyt  
3900 Pasco Road  
PO Box 814  
So. Cle Elum, WA 98943

John Matava  
2741 Pasco Road  
PO Box 951  
Cle Elum, WA 98922

Al Runte'  
2121 Pasco Road  
PO Box 421  
Easton, WA 98925

Alan Anthony  
2310 Pasco Road  
Cle Elum, WA 98922

Thank You,

Mike Hoban, 2351 Pasco Rd, Cle Elum



## Subdivision Comments

To: Jeremiah Cromie, CDS Planner

From: Holly Erdman, Environmental Health Specialist

Date: 09/10/21

RE: SE-21-00017 Clear View

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Thank you for the opportunity to comment on the above-mentioned project regarding water and septic requirements to comply with Kittitas County Public Health Department's Water Resources and Environmental Health requirements.

<b>Findings</b>
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### On Site Sewage

#### Finding 1

Any on-site septic systems that are to be utilized for wastewater management must adhere to the standards set by both the Washington Administrative Code, and Kittitas County Code. In accordance with KCC 13.04.090, a minimum of one soil log for each proposed lot where individual sewage disposal systems are contemplated must be complete.

### Water

#### Finding 1

Proposed short plat indicates individual or shared wells will be used. If the intention is to utilize a shared well at any time, a signed, notarized, and filed shared well users agreement will also need to be provided before short plat is finalized. All wells must meet setbacks required in Kittitas County Code prior to final approval. The applicant must prove legal and physical availability of water for all new uses of water on proposed lots.

<b>A</b>	<b>Additional Information Required (Prior to Preliminary Plat Approval)</b>
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### On Site Sewage



Please provide soil logs for each lot created.

Per KCC 16.12.030 one soil log shall be performed and information recorded for each lot within the proposed subdivision. Soil logs shall be in accordance with chapter [246-272A WAC](#).

**Water**

Please provide a well log for each proposed lot. Water rights must be provided for each proposed lot. If shared wells are utilized then shared water user's agreements that have been signed, notarized and filed must be provided.

<b>B</b>	<b>Final Plat Review &amp; Recording (Prior to Final Plat Approval)</b>
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**No additional information required**

<b>C</b>	<b>Final Plat Notes</b>
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**No additional information required**



**From:** [Wade Metz](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Clear View (SE-21-0017)  
**Date:** Sunday, September 12, 2021 11:15:26 AM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Jeremiah,

My name is Wade Metz and I live at 621 Whisper Creek Drive in Cle Elum. There is a 4 lot plat being proposed near our home on Whisper Creek. The developer is Clear View, LLC. I have read and reviewed the SEPA application as well as looked at the plat layout.

While we are not apposed to the plat, I have a number of concerns that I hope the county will consider during the plat process.

1. Road. We like the secondary road access to Pasco road for emergency use only and not for primary access or through traffic. If there were ever a fire or emergency that didn't allow us to leave through the normal gate, it would be helpful to have a 2<sup>nd</sup> means of egress from our plat. As our plat is a gated community on a private road, we'd assume that the access connection to Pasco would also be gated. Our preference would be a manual gate, so as to discourage daily travel through our neighborhood. Truly an emergency gate.
2. Road standards. We hope that you require them to match our community ROW width and paved road standard. Not a gravel road. We moved into our community specifically to get away from communities that do not have a gate and are gravel roads.

Thank you

Wade Metz  
Partner  
Terrene Ventures  
2630 116<sup>th</sup> Ave NE, Suite 200  
Bellevue WA 98004  
**C (206) 423 3808**  
[Wade@terreneventures.com](mailto:Wade@terreneventures.com)



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

September 13, 2021

Jeremiah Cromie  
Planner 1  
Kittitas County  
411 Ruby St. Suite 2  
Ellensburg, WA 98926

In future correspondence please refer to:  
Project Tracking Code: 2021-09-06244  
Property: Kittitas County\_Clear View Short Plat (SE-21-00017)  
Re: Survey Requested

Dear Jeremiah Cromie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Sydney Hanson  
Transportation Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov

