

Sept. 6, 2021

To: Kittitas County CDS Attn: Jeremiah Cromie

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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 a 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 5/8th 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

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