

September 30, 2021

Jeremiah Cromie  
Planner 1  
Kittitas County Community Development Services  
411 N. Ruby St. #2  
Ellensburg, WA 98926

RE: Clear View SEPA Application (SE-21-00017) - Transmittal of Comments.

Dear Jeremiah Cromie,

We are writing in order to respond to the Transmittal of Comments that was sent to us on September 14, 2021.

- In regards to the comment from Patrick Nicholson, Fire Marshall of Kittitas County, we have no objection to the inclusion of a Knox padlock or Knox Box with a key being installed at the gate.
- In regards to the comment from Shane Early with the Department of Natural Resources (DNR), we agree with his recommendation to increase the range of acreage for vegetation removal from 10-15 acres to the entire 20 acres in order insure maximum operational flexibility.
- In response to the comment from Jessica Lally, Yakima Nation Archeologist, we request additional information regarding the previously recorded site and its exact location that justifies their request for a survey. Given the timber on this property has previously been harvested (possibly on more than one occasion), we find it extremely unlikely that there is a previously recorded site within the boundaries of our parcel. This assertion is supported by the fact that there is nothing recorded on title in this regard.
- In response to the comment from Sydney Hanson, Transportation Archeologist, with the Department of Archeology and Historic Preservation, regarding the high probability of encountering cultural resources within the proposed project area, we would once again assert that the likelihood of encountering cultural resources is extremely low given the fact that the timber on this property has previously been harvested (logged).
- In response to the comments from HOA members (Vaughn & Terri Bray, Bryan & Brenda Alford, Brent Boylan & Rick Meadows, Karen & Steve Hallinan, Wade Metz) and local resident Mike Hoban, it is apparent that the common concern being expressed is in regards to the public having access to Whisper Creek Drive from Pasco Road. However, our intentions have been misinterpreted. We have no plan to pursue public access from Pasco Road to Westside Heights. Our intention is to create an Emergency Access which is required by Kittitas County in order to short plat parcel 11884. Creating this Emergency Access will benefit all of the members of Westside Heights Development and their guests in the event of an emergency. This Secondary Emergency Access will have 2 gates; one at Pasco Road and one at Whisper Creek Drive. These gates will be constructed per county requirements with a Knox padlock or Knox Box with a key being installed at each gate as requested by the Kittitas County Fire Marshall.

Any other concerns regarding the standard of the road and water containment will be addressed by Kittitas County during the short plat approval process.

Clear View Land Development, LLC  
11912 149<sup>th</sup> St. E. Puyallup, WA 98374

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Thank you for the opportunity to respond to the comments submitted by the individuals and entities noted above.

We look forward to working with you in order to move this project forward.

Sincerely,

Mark Couper, Owner  
Clearview Land Development, LLC