

From: [J. Thomas Bentzen](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Mark Cook](#)
Subject: Alice road community concerns
Date: Friday, June 10, 2022 10:06:31 AM

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To whom it may concern. My name is John T Bentzen. I live at (parcel #335834) 871 Alice Road, Cle Elum Wash 98922.

I'm writing to provide SEPA comments on the Determination of Nonsignificance issued by the County regarding SEPA Checklist (SE-22-00002).

- The SEPA checklist and project proposal did not properly identify or account for all of the parcels and users that are served by the access road. The access road serves 9 parcels, five of which already have addressed residences in place, and so is not a "driveway" as defined by the County codes.
- The proposed project involves road grades that are too steep to comply with the County's minimum design requirements for a private road.
- The easement from Alice Road through the Little Peoh Point Tracts is too narrow to meet the County's minimum design requirements for a private road.
- Potential damage to Alice Road by heavy equipment during construction would create financial liability and hardship to Alice Road property owners who are responsible for road maintenance.
- SEPA comments from the Public Works department indicated that the developer would be required to bring Alice Road up to private road standards. However, that full project scope was not identified in the SEPA checklist or evaluated by the County in making its SEPA determination.
- I'm requesting that the county withdraw the DNS based on insufficient information from the applicant regarding an accurate accounting of the parcels being served by the access road, and the full project scope as it impacts Alice Road. Also request that any determination should include mitigating conditions that will ensure that Alice Road is not damaged and that the applicant would be solely responsible for any improvements or conditions that the County may require.
- The easement road in question provides access to eight individual property owners along the road. Of those eight five have permanent dwellings that can be lived in.
- There is no logical or rational way that that 2 mile long access road can be considered a "Drive Way"!
- Furthermore, Alice road doesn't meet the necessary requirements to complete the work on or about the easement road in the first place. Said requirements cant be made without taking multiple peoples property during the process, and

that is not going to happen!

Thank you for the opportunity to comment on this project and to voice my concerns about some concrete issues I have.

JTBentzen