

March 3, 2022

Kelly Bacon
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2
Ellensburg, WA 98926
Sent via email to: Kelly.bacon.cd@co.kittitas.wa.us

RE: Cape SEPA Application (SE-22-00002)

Dear Kelly,

First and foremost, thank you for your work at Kittitas County and for your diligence in processing our SEPA application. We know that significant time and effort goes into analyzing each of these applications and are deeply appreciative of your work.

I have reviewed all the comments that you sent along; I also shared the comments with Theo Leonard, PE of Granite Civil Services. Theo is the civil engineer for the project. Based on our review, below are our responses to the comments related to our application:

DNR

Minimal clearing of trees is proposed as part of the proposed access work. We believe there is a 1 acre clearing threshold for requiring a permit from DNR. We will apply for that permit if we meet the threshold. Please note only one home is proposed for the entire project and minimal to no tree removal is planned as part of the access improvements. As an aside, we have already completed a "Forest Management Plan" as a result of reclassifying 1 acre of the property when we completed the land purchase.

Washington Department of Fish & Wildlife

No change in size, grade, alignment, or material are proposed for any culvert. Culverts will be extended as needed per WSDOT Hydraulics Manual Section 3-3.1.6 and we understand WDFW would like to examine the culverts. We will ensure that occurs.

Kittitas County Public Health

No additional comments here.

Kittitas County Public Works

Engineered grading and stormwater plans for a Grading Permit will be submitted within approximately one week.

Collective Feedback from Neighbors

We too would prefer minimal improvements as part of the proposed single family residential development; we are aligned with our neighbors on this point. The costs and timeframe for design and construction of the access improvements are significant and were not originally planned as part of the single family home design. That being said, we understand that compliance must be met; we are committed to completing the improvements required by the county in the least disruptive way possible to our neighbors. Thankfully, all parcels served by the access will greatly benefit from the improved surfacing, drainage, and overall safety.

The County has minimum design standards for surfacing materials, width, grade, and drainage that we have coordinated to ensure the proposed access improvement meets compliance. It is our understanding the access improvement requirements have been set by the County based on the number of building permits that have been procured or applied for by parcels served by the access. Based on survey information there is adequate access easement width with no work or changes proposed outside of the easements.

The proposed improvements would be completed by a local licensed and bonded professional contractor with experience specific to access improvements. Specific items that would be mitigated to ensure minimal disruption to neighbors include traffic control, dust control, and erosion control. The final conditions would improve lane width, surfacing, and drainage for all parcels below the proposed single family residence.

If you have any questions regarding our application, the comments, or our responses above, please do not hesitate to contact me at (425) 785-8812, or via email at robbie@capefamily.org.

Thank you for your attention to our application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robbie Cape', enclosed in a blue oval.

Robbie Cape