

From: [Lisette Nenninger](#)
To: [Kelly Bacon \(CD\)](#)
Subject: Public Comment on SE-23-000015 Hallisey permit application
Date: Friday, June 23, 2023 2:12:24 PM

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Dear Kittitas County Community Development Services,

Thank you for this opportunity to ask questions, and express concern over the changes proposed for the shared driveway between Lots 16, 17, 18, 19.

The owners of Lot 17 would like to request that the county reconsider a Variance of No New Requirements for Hallisey's new cabin construction using the existing shared access driveway.

Our justification for this includes the following:

1. Three cabins, dating back 40 years, have already been successfully built, enjoyed, and maintained with the existing driveway.
2. The road work that seems to be proposed, though without any published geotech or critical area surveys, in large part affects land owned by lots 17 and 18. There is a steep uphill on the left side of the road, and a steep downhill on the right side of the road. A bigger road will introduce greater instability in the hillside, with attendant additional maintenance. The county already acknowledges that existing properties are grandfathered, and that they cannot compel property owners to modify or upgrade the shared driveway. **The owners of lot 17 do not consent to soil or tree removal or land modification on our property.**
3. The easement agreement that has worked well for 40 years covers **maintenance** of the existing driveway. It does not cover improvements, or mitigation of resulting land degradation. There is no agreement regarding who should shoulder the cost of this unnecessary work.
4. There is no point in considering fire response. Six months out of the year the road is covered with snow, and the cabins are all too distant for effective vehicle-based fire response. Kachess Ridge has a volunteer fire department; Easton Fire Department is 13 miles / at least 17 minutes away; Snoqualmie Pass Fire and Rescue is 14 miles / at least 18 minutes away. In forty years, I have never encountered another vehicle on the driveway at the same time. Widening the driveway to the point where a car can pass by an emergency response vehicle is preparing for a vanishingly unlikely scenario.
5. Finally, the current gate to the driveway, narrow footprint and closely overhanging trees contribute to the security of the residences. In the forty years, there has only been one break-in. Requiring a doubling of the width increases the security risk from curious passers-by.

In short, the upgrade requirements are unnecessarily burdensome to the Hallisey project, environmentally unsound, and not legally binding on the owners of lots 17, 18, and 19 who will be adversely impacted. Surely Kittitas County has other priorities for their energies?

Please be aware that the owners of Lot 16 do not in any way represent the agreement (implicit or explicit) of the other lot owners.

Sincerely,

Lisette Lambregts Nenninger

Co-owner of Tony & Maria Lambregts' cabin on lot 17