



Cecile B. Woods  
P.O. Box 493  
South Cle Elum, WA 98943

Kittitas County Board of Adjustment  
Att. Mackenzie Moynihan  
411 N. Ruby, Ste. 2  
Ellensburg, WA 98926

RE: F&G Performance Based Cluster Plat [LP -08-19]

June 2, 2008

Dear Ms. Moynihan,

In response to the May 19, 2008 Notice of Application identified above, I will address some of the concerns I have, though not limited to, requesting such comments be entered into the record at this time.

I question Kittitas County's current position under the Eastern Washington Growth Management Board ruling of invalidity issued March 21, 2008. Portions of the zoning code and the related development was invalidated by the Board, effective March 24, 2008. Though a "stay" is in place, can this above identified plat move forward?

The original rezone for the area of which the above identified plat is a portion, changed the area from F&R 20 to R-3. The GMA does not encourage 3 acre zoning outside UGA's. Also CTED has advised Kittitas County about their concerns of growth outside the UGA's in 3 acre parcels. They also cite their concerns of [a] development pressures on adjacent lands, [b] inadequate transportation facilities, and [c] emergency response time to serve such high densities. The above identified plat is not acceptable to either the GMA or CTED's rural growth goals. The density impact will be multiplied by the F&G Performance Based Cluster Plat [LP-08-19] proposal.

**Cumulative Impact:**

**I strongly urge you and the Board of Adjustment to recognize and review the CUMULATIVE IMPACT for the area identified in this application PLUS the surrounding area in a circumference of two [2] miles. The recent development, the applications recently accepted plus the applications pending within this two [2] mile circumference **MUST BE LOOKED AT AS A CUMULATIVE IMPACT NOW.**** I recently asked for a map showing the current status of this. I'm very disappointed to learn such a map for this particular area was unavailable. The domino effect is overwhelming. With that said along with the size of the above identified plat for 51-lots on approximately 89.10 acres in a R-3 zone, I request a formal EIS be required.

**Water:**

The applicant states a Class A system will be used, however, few details are given. Is there water available? Does the applicant hold a water right? In the applicant's attachment, **3B1:** "including the transfer of water rights" are stated but without the provisions of that water right/s. What amount of water will be needed for such density proposed and can that need be fulfilled? What about the water quality? What about a water guarantee to the individual homeowner? More information is needed from the applicant.

Water availability for fire protection: no mention of such a concern. What are the requirements



for a possible development of this size in terms of a water tank storage for emergency use? What tank capacity? What is the water pressure requirement? Is any fire hydrant plan in place? How many and where? The nearest fire station [volunteer fire dept., Dist. #7] is approximately 4.8 miles from the road entrance to this site [LP-08-19]. The ingress/egress road at the current time is prohibitive due to the width mainly as well as the remote location. Again, there is a lack of information provided addressing an important concern. More information must be requested. The applicant states use of "individual/community septic". This is a very confusing statement. Is the proposal for [a] individual septic or [b] community sewer? This needs to be clarified. There is a big difference between an individual septic tank/drainfield and a public sewer system. No specific plans are given regarding the waste material disposal. In the applicant's attachment, **3B2:needs clarification**. With the given density [urban] along with other factors of concern, this implies a huge environmental impact possibility. More information must be requested from the applicant before any decision can be made.

**Traffic:**

The road of ingress/egress is the U.S.F.S. 4510 road. The developer is required to provide the road. Whose road standards will be required, the U.S.F.S. or Kittitas County's? Who will oversee that all standards are met? Who will maintain the road year round? Has an impact study been conducted regarding the potential increase in traffic?

**Environmental:**

The area of the above identified site is part of an elk migration route. In a near proximity to this proposed plat, an annual gate closure is in effect for the elk calving season; see attachment A. Also the area is known to be a spotted owl habitat, an endangered species. If paved roads replace the natural environment, grazing vegetation will be lost. The various animals, predator or non predator, will be forced to inhabit private property when such large developments are allowed. Will the general homeowners learn how to co-exist with wildlife or will the Dept. of Wildlife be expected to remove the animals from their native area with extended hunting seasons?

**Housing:**

Commercial forest land is adjacent to the above identified site. In the applicant's attachment, **9A**, a request is made to reserve the right for either the current or future landowner to apply for a Zoning Structural Setback Variance on lots within the required 200"setback of the Commercial Forest Zone [KCC 17.30A.055]. This request must be denied. The required setback of 200' is a protective measure and must be enforced as such.

In closing, the health, safety and welfare of the general public must be considered. I hope you will thoroughly review my above comments which I request be entered into the record. I urge you to request the lacking information mentioned above from the applicant BEFORE making a honest decision.

I am opposed to the project permit application LP-08-19.

Sincerely,



Cecile B. Woods



CLOSURE ORDER  
FOREST DEVELOPMENT ROADS  
WENATCHEE NATIONAL FOREST

Attachment A  
(2 pages)

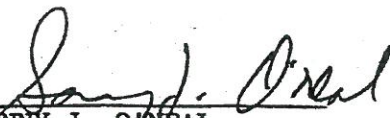
Under the authority granted me by 36 CFR 261.50(b), in order to protect deer and elk during critical fawning and calving periods on the Cle Elum Ranger District, the following acts are prohibited until further notice:

- (1) Using any motorized vehicle on the roads listed in EXHIBIT 1, attached, between May 1 and June 30. 36 CFR 261.54(a).

Pursuant to 36 CFR 261.50(e), the following persons are exempt from this Order:

- (1) Persons with a permit, issued by the Forest Supervisor, or District Ranger, specifically authorizing the otherwise prohibited act or omission.
- (2) Any Federal, State, or local officer or member of an organized rescue or fire fighting force in the performance of official duties.

Done at Wenatchee, Washington This 31<sup>st</sup> day of MARCH, 1994.

  
SONNY J. O'NEAL  
Forest Supervisor

Violation of these prohibitions is punishable by a fine of not more than \$5000.00 or imprisonment of not more than six (6) months or both. Title 16 USC Section 551.

S.O. Order # 252

CLE ELUM RANGER DISTRICT

<u>ROAD #</u>	<u>NAME</u>	<u>DESCRIPTION</u>
4510118	Talmo	From gate at jct with Road No. 4510 (S.12, T.19N., R.14E.) to road end (S.12, T.19N., R.14E.)
4300128	Howson Creek	From gate (S.28, T.22N., R.14E.) to road end (S.27, T.22N., R.14E.)
4315000	Little Salmon-La Sac	From gate (S. 22, T.22N., R.14E.) to road end (S.23, T.22N., R.14E.)
4330137	Jolly Mountain	From gate (S.9, T.22N., R.14E.) to road end (S.15, T22N., R.14E.)

**FOREST DEVELOPMENT ROADS AND AREA**  
**OKANOGAN-WENATCHEE NATIONAL FORESTS**

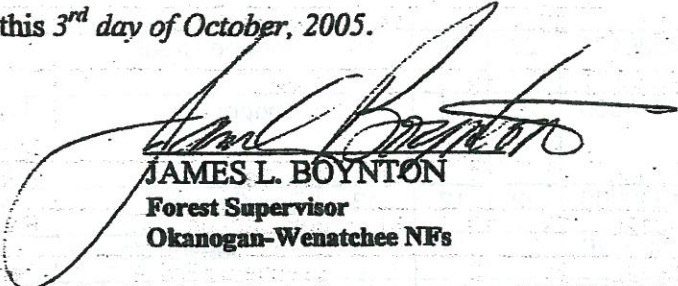
Pursuant to 36 CFR 261.50 (a), the following acts are prohibited within the area and on Forest Development Roads and routes as shown on the attached exhibit and described below within the Cle Elum Ranger District, Okanogan-Wenatchee National Forests.

1. Using any motorized vehicle on the roads listed in EXHIBIT 1, attached, when gated and/or closure notice posted. 36 CFR 261.54(a)

Pursuant to 36 CFR 261.50(e), the following persons are exempt from this Order:

1. Persons with a permit specifically authorizing the otherwise prohibited act or omission.
2. Any Federal, State, or local officer, or member of an organized rescue or fire fighting force in the performance of an official duty.
3. Snowmobiles on a designated groomed snowmobile route.

Done at Wenatchee, Washington this 3<sup>rd</sup> day of October, 2005.

  
JAMES L. BOYNTON  
Forest Supervisor  
Okanogan-Wenatchee NFs

Violations of these prohibitions are punishable by a fine of not more than \$5,000.00 for an individual or \$10,000.00 for an organization, or imprisonment for not more than 6 months, or both. (16 USC Section 551 and 18 USC 3559 and 3571).

Cle Elum Ranger District

Road No.	T	R	Sec.	Name	Closure Type	Dates	Justification
3104000	18	15	22	Keenan Meadow Rd.	Seasonal-Wildlife	7/1-8/31	Little Buck TS IP1996
3104114	18	15	21	Keenan Flat	Perm-Wildlife	All Year	Little Buck TS IP1996
3111000	18	15	12	Willow Gulch	Perm-Wildlife	All Year	Buck Meadows Plan 1995
3111129	18	15	23	Walter Spring	Perm-Wildlife	All Year	Little Buck TS IP1996
3300130	19	15	30	South Fork Meadow	Perm-Wildlife	All Year	Nature Conservancy Purchase 2001
3330116	19	13	35	Gooseberry Flat	Perm-Wildlife	All Year	Gooseberry TS 1987
4110123	20	13	19	Log Creek Spur	Perm-Wildlife	All Year	Hut TS 1975
4310000	21	14	6	Thomas Mtn	Perm-Wildlife	All Year	PCTC Gate-Land Exchange
4312111	22	14	30	Knox Ridge	Perm-Wildlife	All Year	Hard Knox 1982
4310117	21	14	18	Branch Creek	Perm	All Year	Branch TS 1973
4312000	22	14	30	Little Salmon la Sac <i>Thore Cr</i>	Perm	All Year	PCTC Gate-Land Exchange
4315119	22	14	22	Jolly Flat	Perm-Erosion	All Year	Branch TS 1973
4330170	23	14	14	Fortune Creek	Perm	All Year	Hawkeye TS 1986
4616000	22	13	2	Cooper	Perm-Wilderness Enhancement	All Year	AMF TS 1989
4930000	22	12	13	Box Canyon	Perm-Wildlife	All Year	Carton TS 1990
4930120	22	12	13	Box Canyon Spur	Perm-Wildlife	All Year	Pyrite TS 1988
4934122	21	12	1	Keechelus Ridge Spur	Perm-Wildlife	All Year	Baker Lake TS 1985
5480118	21	11	3	Lost View	Perm-Dangerous Condition	All Year	Lost View TS 1980
9726118	20	17	13	Deer Gulch	Perm-Erosion	All Year	Fawn Thin 2000
9738130	21	17	22	Agony Medicine Creek	Perm-Wildlife	All Year	Medicine Creek TS 1971
9738131	21	17	21	Pain Medicine Creek	Perm-Wildlife	All Year	Medicine Creek TS 1971
4510118	19	14	12	Talmo Spex Arth.	Perm-Wildlife	All Year	Woods Place TS
5483124	21	11	8	Meadow Ridge	Perm-Easement	All Year	Easement

Exhibit 1