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VIA FACSIMILE

Kittitas County Board of Adjustment
Attn: Mackenzie Moynihan
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Re: F&G Performance Based Cluster Plat (LP-08-19)
Application for "a portion of Sec 7, Twp 19N; Rge. 15 East, W.M."

Dear Ms. Moynihan,

I am writing in response to the May 19, 2008 Notice of Application for F&G Performance Based Cluster Plat (LP-08-19) by Cool Water LLC and Fortune Creek LLC. I note that these corporations are managed in part or wholly by Mr. Sean Northrop, manager of SAPPHIRE SKIES HOLDINGS, LLC which holds a great deal of property in this area.

As an adjacent property owner, I have several areas of concern and am responding with comments including but not limited to several issues which I would like to have entered into the record for consideration on this matter at this time.

In particular, I am concerned about the proliferation of applications for cluster plats of varying sizes by various corporations directly related to Sapphire Skies in this immediate area. This particular application expressly states (# 7, page 2 of 11) that "No plans for any future additions or expansions are proposed." Possibly not, under THIS corporation! However there are many, many undeveloped acres left in the Sapphire Skies holdings in this immediate area and a seemingly unlimited number of LLCs directly connected to and managed by Sapphire Skies. A good example of this is *Back Country Resources LLC* which requested a Back Country Conditional Use Permit in March of this year for a proposed Sno Park to be located on a 5-acre parcel donated by landowner Back Country Resources (another LLC directly related to Sapphire Skies) with another 14-cluster plat on its adjoining 40 acres in this immediate area.

A Cumulative Impact map of all these already developed, applied for or yet to be applied for, housing clusters is not available for review by the local property owners and general public. Without any idea of the overall effect (or ultimate number) of these cluster plat developments, the true impact on the many aspects affected by this particular cluster plat is not possible to be known while considering the merits of this application. Please keep this fact in mind. I understand that such a cumulative impact map is available for the nearby Fowler Creek area and I strenuously request that one be made available immediately for the area of the Woods & Steele Road and USFS 4510 as well.

Among those important and/or critical aspects, please consider the following:
the ground water availability and purity,
the local wildlife habitat,
the request for the right to apply for a Zoning Structural Setback Variance, and
the amount of traffic the Woods & Steele Road will be expected to support.

GROUNDWATER:

Unfortunately water is a diminishing resource in this area and must be taken into serious consideration with every proposed land use application. Particularly in the absence of a cumulative impact map, and since this application specifically requests approval of a class A water system (#10, page 2 of 11 and #3b1, page 4 of 11), **a thorough study (at various times of the year) of the existing groundwater in the entire area** in question: held or recently sold by Sapphire Skies (and any of it's subsidiary corporations including but not limited to Cool Water LLC, Fortune Creek LLC and Back Country Resources LLC) **should be made prior to any further consideration of this application.**

*I am requesting that questions addressing the future plans specifically related to the use of groundwater of the applicants' current, additional and even marginally related LLCs for cluster plats in this area should be asked for by the Board at the hearing for inclusion into the record.

GROUNDWATER PURITY PRESERVATION

Taking into consideration the multiple cluster plats proposed with this 51-Cluster application, the noted 14-Cluster noted on the March '08 Evergreen Sno-Park Plat application, together with recently completed residences in this immediate area, **the applicants' response regarding waste (#3b2, page 4 of 11) is inadequate.** Stating that the waste will be discharged directly into the ground to "be treated in either individual or community septic tanks or drainfields" the applicants do not make clear whether the area perks properly or how the drainfields may affect the existing groundwater (quantity and depth of this resource currently unknown). Should septic tanks be installed, how will they be maintained, by whom, monitored by what agency? In addition to waste water and sewage, **water runoff** poses an increasingly important consideration in residential locales. The remedies noted by the applicants (#3c1 and 2, pages 4 and 5 of 11) do not seem to clearly address the potential adverse impact on the groundwater. Exactly what are the "plans currently being developed"? If runoff is redirected, where will it be redirected to? Will there be any effect on roads or other properties? A much more defined map and explanation of these potential measures should be requested.

*The Board should ask the applicants for specific details to assure this info gets on the record.

WILDLIFE HABITAT

This application denies that the proposed site is part of a migration route (#5c, page 5 of 11). This is untrue. This area is a well-known elk migration route and calving area as well as a known spotted owl habitat (pg 5, #5b). The application suggests encouragement of wildlife preservation – with so many people, noise, and traffic, **it definitely will negatively affect the wildlife.** Please consider the ever-increasing stresses on the patterns and habitats of wild

animals and birds that would occur with multiple clusters of homes. This application alone proposes 51 houses. The kind of human density represented by the entire Sapphire Skies holdings and various applications for land use in this immediate area is entirely incompatible with the ever diminishing wildlife habitat currently available.

ZONING STRUCTURAL SETBACK VARIANCE

The applicants' request to reserve the right for either future landowners or the current landowner to apply for a Zoning Structural Setback Variance on parcels located within the 200' setback of the Commercial Forest Zone per KCC 17.30A.055 must be DENIED. The 200' setback is an important protective measure and must be respected without any variance.

TRAFFIC:

This application estimates 300-500 trips per day (#14 f, page 9 of 11) at full build-out. I would ask that you also take into consideration that the Back Country Resources application already referenced anticipates 150-200 trips per day and this does not take into consideration the trips that would be added by its associated 14-Cluster plat. (The hearing on the proposed Sno Park application is slated later this month.) Under current usage – mostly residential and some recreational use - the Woods & Steele Road is already suffering a breakdown after being completely reconstructed and surfaced (chip sealed) last August, 2007. (This can be verified with Kittitas County Public Works.) What additional reconstructions and expense will the County need to provide and expend in an ongoing effort to maintain the Woods & Steele Road under the proposed heavier usage conditions? The applicants' request to "reserve the right to discuss second access with regards to this proposal" (#14g, page 9 of 11) should be discussed in fine detail before granting any further consideration to this application.

*Again, the Board should ask the applicants for details to assure this info gets on the record

I would like to thank you for your consideration of my comments for the record regarding the permit application for the proposed F&G Performance Based Cluster Plat (LP-08-19) Please include with your deliberations the impact on the limited groundwater resource, the noise and other environmental impacts which present much too great a threat to the wildlife, the vastly increased traffic and most especially, the lack of a Cumulative Impact map and related information regarding further development of this area which is currently unavailable to the public and seriously impedes a careful and meaningful review. Any requests for zoning setback variances should absolutely be denied.

I urge you to require further clarification, testing and extensive documentation from the applicants on the above-noted issues before any further consideration be given to this application. I oppose the project permit application LP-08-19.

Sincerely,



Kathleen G. Woods
Adjacent Property Owner