

**From:** Tessa Wyrsh <tessaw@johnlscott.com>  
**Sent:** Monday, August 25, 2014 9:28 AM  
**To:** Ken Hearing; CouncilMember Rosen; CouncilMember Gothelf; CouncilMember Williamson; CouncilMember Loudenback; CouncilMember Cook; CouncilMember Pettersen; CouncilMember Kolodejchuk; Elizabeth Gildersleeve; Richard Ryon; Rob McFarland; Gary Fancher; Curtis Von Trapp; Brenden Elwood; Jim Luckey; Gina Estep; Mike McCarty; Jamie Burrell  
**Subject:** Maloney/Stilson Development  
**Attachments:** Plat map with Owner Names.pdf

**Date:** August 24, 2014

**To:** **City of North Bend Mayor and Council Members:** Ken Hearing, Jeanne Petterson, Dave Cook, Alan Gothelf, Ross Loudenback, Jonathan Rosen, Ryan Kolodejchuk, Dee Williamson  
**Planning Commission Members –** Elizabeth Gildersleeve, Dick Ryon, Rob McFarland, Gary Fancher, Curtis von Trapp, Brendan Elwood, Jim Luckey  
**Community & Economic Development Staff –** Gina Estep, Mike McCarty, Jamie Burrell

**From:** Tessa and Bryan Wyrsh

**Re:** Future Development in North Bend

Bryan and I are both third generation North Bend residents, we currently live at 42905 SE 137<sup>th</sup> Place – right in the middle of the field that is under review for development. In addition, we are local business owners – we own Mt. Si Shell and Wanted Espresso. I am also a Real Estate Broker with John L. Scott North Bend for the last 8 years. We LOVE North Bend, we are deeply invested in this community and are proud to raise our 4<sup>th</sup> generation children here among our many friends and family.

We, along with our neighbors to the west of us, Allen and Brenna Vukovich at 42819 SE 137<sup>th</sup> Place, are the lone remaining island in the sea of properties the developer currently has under contract. We are completely surrounded. The Vukoviches and us have similar properties – both are nice big houses with large detached shops on 1.5 acres. We both love where we live and do not want to move.

The driveway to our homes is a private road, an easement over all 4 parcels with a road maintenance agreement in a short plat off of 432<sup>nd</sup> Ave SE. The 4 parcels in the plat are Lot 1 Jeff and Jill Davenport (who have received an offer from the developer but are undecided at this point and have not accepted to my knowledge), Lot 2 Kevin and Kym Sweepe (this is a rental property for Sweepes, under contract with the developer), Lot 3 is us, and Lot 4 is the Vukoviches. I have an attorney investigating the validity of our road agreement with the County as well as our road maintenance agreement to see if one of the lot owners would need the others' permission prior to subdividing and allowing up to 12 more homes to use our easement.

We knew when we purchased our home from the Sweepes four years ago that the field around us was zoned R-4 and could be developed someday. Now that this is coming to fruition, visualizing a neighborhood like Cedar Falls surrounding our properties is not a pretty picture. We thought R-4 meant ¼ acre lots... The building of small houses on tiny lots will make our homes stick out like sore thumbs. If access to our homes is through narrow subdivision streets like Cedar Falls, we won't be able to get through! We have a large truck and a 30' snowmobile trailer that will not fit, nor be able to turn around, through those tight, car-lined streets.

I was at the City Council Meeting on 8/19 and agree with your measure to increase lot sizes. I also agree with the man who said we don't need the parks in these neighborhoods – I think Tannerwood and Cedar Falls look like day care centers with their little parks. I have worked with several buyers who won't even look in those neighborhoods because the lots are too small and there are too many small children. Put the extra land into people's own properties, rather than community space, so kids can play in their own yard and people can park in their own garages and driveways instead of crowding the streets with vehicles so fire trucks can't even get through.

We ask that when you review an initial plat map for the new development, that you design the road to go around our properties and allow us to keep our private driveway. We will be enduring years of construction noise and dirt – we will have to listen to it and clean up the dust, but don't want to have to drive through that muddy mess for years. If a public road is put through using our existing easement, the Vukoviches will lose half of their front yard! We believe the developer has the property to the south of Sweepe's property also under contract, so access to Sweepe's lot could be from SE 140<sup>th</sup> St. Another option is a public road between Maloney Grove Road and Stilson Road using the private driveway that goes to the Greens' and Lewis' properties.

Please feel free to take a drive by our houses and see for yourselves how special our properties are and why we are asking for your consideration. I attached a parcel map and wrote in owner names for reference. We want to let you know that we are out here in this field and need your help!

Thank you,

Tessa & Bryan Wyrsh

*Tessa Wyrsh - Snoqualmie Valley Specialist*

**Voted 2013 & 2014's Best Real Estate Agent in the Snoqualmie Valley**

**2009, 2010 & 2011 John L. Scott President's Award**

**2013 John L. Scott Emerald Award**

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# Comment Letter 2

(Postmarked  
Sept. 6, 2014)

RECEIVED  
City of North Bend

SEP 15 2014

Community & Economic  
Development Department

We are writing in regard to the setback rules that have recently changed. Our home sits on a lot adjacent to a public park & we are interested in moving our living space out in the back.

Prior to the change we had enough room to do so however, the 5 foot rule has changed our ability to that. Previously we could go to  $\emptyset$  on one side as long as we kept 15 on the other. I propose that there be some sort of exception to allow for properties that are not next to a house but public space.

I know there are many homes in our neighborhood that could potentially be effected by this new rule.

I will be on hand at your Thursday meeting should you have any questions for me on this matter.

Thank You,  
Steve & Alena Suptkoff

125 SE 10<sup>th</sup> St

North Bend WA 98045

(425) 831-7678

Ordinance 1540, Exhibit B