

Date: 7th Dec. 2024

To whom it may concern,

Thank you for your notification regarding the proposed development plan with regards to Wildwood Ranch LLC. The provided documentation allowed me the opportunity to thoroughly assess and evaluate the proposal.

The proposed Wildwood Ranch Development, detailed in the application documents (File Numbers: SUB-2023-003, DA-2024-001, SEPA-2024-004), raises a number of serious concerns regarding its impact on the environment, local wildlife, infrastructure, and the well-being of the surrounding community.

This summary aims to highlight key issues based on factual information found within the application, providing a clearer understanding of the risks this development poses to both the natural landscape and the residents of Cle Elum. The following points address concerns related to safety, traffic, water management, wildlife protection, noise, parking, among others.

KEY:

- ❖ Regular font = facts within application documentation
- ❖ **Bold font** = Cherie Tourangeau's comments and concerns, including source links and supporting records.

Here you will find a summary of concerns using real facts found within the proposed development application:

- **Water. Pg.5** Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No waste materials will be discharged to surface waters. Treated and detained stormwater may overflow to the irrigation pond in the southeast corner of the site. **(The application provides a Critical Areas Report summary from a viewpoint that our pond is not considered wetlands and therefore not a protected class. This appears to be a strategic approach to minimize how the pond is not only a unique water feature but a relied upon water and food source for our wildlife. They also state stormwater runoff "may" overflow to our pond suggesting their detention solutions may be over leveraged at times.**
 - **What happens to surrounding homes at peak capacity and flooding of our pond?**
 - **What environmental impacts would we experience to existing ecosystems supported by our ponds, rivers and streams due to stormwater runoff?**



- **Should flooding occur, my drainfield is on the west side near this property line and our pond, which would pose concerns for risk of contamination during peak usage.**
- **Redirecting stormwater from City property to adjacent County property does not seem appropriate. Given that the pond is within County jurisdiction and not City, has the proper approval process been completed by Kittitas County?**
- **Another concern is related to the effect of the below ground water table by adding impervious areas of development, and directing stormwater to, or near the pond.**
- **Raising the water table even a little bit could be problematic to Kendrick Station and surrounding homeowners. This proposed development lacks qualities to protect this body of water as outlined within the Clean Water Act.**
- **This is not a responsible or feasible plan, especially when our community members swim, boat, and use this pond, like our wildlife relies on it to survive. You might ask yourself how one might feel if someone used your property to potentially contaminate it? This pond is a factor of private property and property values.)**
- **Animals. pg.7** According to the SEPA document checklist you read that the current parcels provide common animals such as Deer and Song Birds. Nothing more is listed. **(Application lacks transparency to the wildlife that exists within our community and the dependency on the pond as not only a water source but a food source for a variety of wildlife animals such as Elk, Deer, Ducks, Geese, Crane species, Frogs, Fish, Bald Eagles and More.**
 - **These PHOTOS represent what exists within Kendrick Station, including Elk that visit our yards and other wildlife that makes up this great community.**
 - **As the development agreement reads today, there are no solutions for our wildlife.**
 - **Where will they go?)**
- **Noise. pg.9** According to their submitted documents they state the following narrative of noise that currently exists and what to expect: "Primary noise on site is from traffic on area roadways and highways and is typical to a residential neighborhood." They then state their opinions of what construction and long term noise may bring: "Typical noise from construction vehicles is anticipated on a short-term basis. Construction hours are weekdays from 8AM to 5PM with the exception of holidays. *Minor noise from traffic or parking is anticipated in the long-term, which is typical of a residential neighborhood.* **(According to the national average, there are 2.57 people per household. Calculating 2.57 x 93 proposed households = 239.01 of added density.**
 - **While the application believes this number would be 201, we believe the density is understated based on the above census data.**



- The application documents should improve considerations to overall noise from children, pets and backyard social gatherings of additional density and how this would impact our surrounding community members.
- Lack of any buffer planting strip, trees or shrubs to protect our community and its wildlife is not proposed. One might conclude that this application of proposed development lacks integration with the Community of Cle Elum.
- **Parking. pg.13** "Two parking spaces per home" or 186 total spaces. (There are no planned improvements for additional city parking to support increased density. What issues will this bring to our established nearby communities who only have one access point in/out?
 - In the event of an emergency, could congestion impact medical response vehicles, including fire response, or in the event of a wildfire?
 - If you consider that approximately every dwelling received a minimum of 4 visitors per month, this is an added density of 372 vehicles that would need space to park. Where would these people park without any additional public parking and improved rights-of-way?
 - What happens when a few homes celebrate a significant life event such as a graduation or retirement party? 186 spaces would not support the added traffic this area would experience based on how the development plan is written currently.)
- **Traffic impacts. pg.7** A traffic impact analysis was completed for this proposed development and suggests minimal impacts to E. Third St. However, what is stated in SEPA checklist may highlight the increased traffic to existing communities that have only one way in/out to their homes: "Approximately 53 AM Peak Hour vehicle trips and 70 PM Peak Hour and 770 weekday daily trips are expected to be generated by the 93 proposed single and multi-family dwelling units per the Traffic Impact Analysis of Wildwood Ranch completed by TENW (April 2024)." (We'd like to point out the inconsistencies to the number of dwellings throughout the application documents which is of great concern to the calculations to meet city code requirements.
 - Pg.3 of Traffic impacts. - Here you will identify in the proposed map that there are only 88 lots, not the 93 lots in this Development Agreement. Within the geotechnical feasibility study pg.2 the documentation speaks of "40 single-family lots".
 - These inconsistencies are present throughout the documentation.
 - Regarding total acreage being developed, I have read a variety of inconsistencies such as 11.4, 11.74 and 11.97 acres, which impact all calculations performed to determine eligibility of a development agreement, including accurate traffic impact analysis and safety requirements.



- **Kendrick Station's private gravel roads are not safe without sidewalks to support 770 weekday trips and the overflow of traffic this would result in to our private easements/roads.**
- **Our families use these roads to walk our dogs and our kids walk to the bus stop. How do we keep them safe without sidewalks, traffic signals, lighting, etc.?)**
- **Aesthetic Impacts. pg.11** According to the SEPA checklist document, the following is stated: "Proposed measures to reduce or control aesthetic impacts, if any: There are no measures to reduce or control aesthetic impacts proposed at this time. The design of the project will be in conformance with the City of Cle Elum Municipal Code." **(While this development document speaks to potentially meeting municipal code based on past developments within the City of Cle Elum, this development application does not.**
 - **There would certainly be architectural and aesthetic inconsistencies with this new development versus Kendrick Station and surrounding residences.**
 - **For example, established community members own more expensive homes w/larger lots versus the proposed high density, smaller and less expensive living use types.**
 - **It suggests that this new proposed development has greater advantages than our existing community given potential negative impacts to our home values and lack of cohesion.**
 - **3,000 square foot lots do not integrate to what exists currently, nor does it exist as a standard within our city code. Proposed modifications to city code are of great concern, including up to 80% impervious surface and many other code variances that are requested.**
 - **Greater setbacks and reduced dwellings could achieve an improved development plan while not hindering negative impacts to our community.**
 - **Necessary transition from lower value properties to more high dollar homes would be necessary to protect our real estate values and the safety of pedestrians.)**
- **Recreation. pg.12** "What designated and informal recreational opportunities are in the immediate vicinity? A number of parks and outdoor recreational opportunities are within the vicinity of the proposed project site including Centennial Park, Flag Pole Park, Wye Park, and the Cle Elum City Park. There are many hiking, biking, fishing and other various year-round outdoor recreational opportunities in the surrounding areas." Within section C. of the SEPA Checklist, it states the following: Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: "There are no measures to reduce or control impacts on recreation proposed at this time." **(There are no plans to make improvements within this development.**



- One might suggest a jogging path, playground, public benches, trees and buffers to accommodate and support the community and to mitigate against noise.
 - This would support transition to established communities where green space exists for wildlife to thrive and *quiet enjoyment* that is currently present within our community today.
 - We all should consider the lack of new infrastructure this development agreement proposes with the magnitude of density this development would bring.
- **Transportation. Pg.13** “Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Frontage improvements along E 3rd Street/Dear Meadow Drive and E 1st Street/Spanski Road, if required. Additionally, a new road will provide access to the proposed residences and will include sidewalks.” **(This proposal is written to suit the developer and not existing community considerations to public safety.**
 - Our gravel roads are not safe without sidewalks, traffic signals and crosswalks.
 - Further study of impacts on safety would be required.
 - In addition, the developer provided details within the 11.7.2024 response letter pg. 2, section 8.8.d omitting Alley ways used for public rights-of-way which support fire and safety vehicles to access rear or side of properties as outlined in municipal code: 16.08.020. This is of great concern to nearby homes should response vehicles not have a public path to access homes in the event of a wildfire, structure fire or a public safety event.
 - Given that E. Third and Deer Meadow is partially in the City of Cle Elum and partially in Kittitas County jurisdiction, has the county provided proper review and analysis of this proposed development agreement? Kittitas County Road Map.)
 - **Proposed revisions with safety and environmental impacts in mind:** To achieve integration within an established community and to address safety issues that exist within this proposal, reducing the number of dwellings would be required. One might suggest the following to achieve responsible development that supports the safety and consideration of its community:
 - Develop single family homes with larger lots surrounding its perimeter property lines and including townhomes in the central part of the property. By doing so, you develop upside for both parties by reducing density, traffic and noise; making for a safe and integrated community development.



- **Having a mix of larger lots at the perimeter of the property would support natural landscape and buffer areas that wouldn't displace wildlife.**
- **Reduced dwellings would require less rights-of-way improvements given less density where infrastructure doesn't currently exist to support 93 dwellings.**
- **Reroute stormwater runoff to the west of the property entrance to protect water quality and water table concerns that would certainly impact Kendrick Station residents.**
- **Alignment of existing city code without any modifications.**

While development is inevitable, responsible development must be enforced. **Increasing density by 132% from their original plan of 40 single family homes put profits ahead of public safety and fundamental environmental impacts.**

This application suggests that this proposal fits "typical residential communities." When you travel down E. Third Street, our community is located down a dead end road with larger homes and greater property values. Typical residential communities this application speaks to are geared toward communities such as: **"Cle Elum Pines West Subdivision"** where developments occurred next to established highways and where public infrastructure was in place or created in order to support its development. The Wildwood Ranch proposed development plan does not.

In conclusion, while development is a necessary part of a growing community, it must be done with careful consideration of all factors to ensure that it is both responsible and sustainable. The current proposed development fails to address critical environmental, safety, and community concerns, and several inconsistencies within the application raise further questions about its feasibility and long-term impacts. I urge the relevant authorities to carefully review these issues and ensure that the development plan is revised to better align with the values and needs of our community while maintaining existing property values, public safety and integration to the expanding community. Responsible development should seek to enhance the quality of life for all residents and protect the natural resources that make Cle Elum such a special place to live. And no development should propose revisions to city code that put our great little town at risk, including litigation risks for the city. Thank you for your attention to these important matters.

Sincerely,



Cherie Tourangeau
A: 720 Deer Meadow Drive, Cle Elum, WA 98922
C: 206.920.0178 / E: CherieT@UrbanStorage.com



Source Documents: (Cherie Tourangeau's Letter)



Link to all documents.

<https://cleelum.gov/city-services/planning/wildwood-ranch-development/>

Link to development video.

<https://www.youtube.com/watch?v=ZZkevRcf5uA>

(Video does not represent the 93 homes however, includes only a design of 67 homes. This video was published on November 19, 2024. This relates to the inconsistencies found throughout this development application.)



Wildwood Ranch Neighborhood in Cle Elum, Washington

Richard Harrison
101 subscribers

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68 views · Nov 19, 2024

This is a small infill neighborhood that was recently approved in the City of Cle Elum

Richard Harrison
101 subscribers

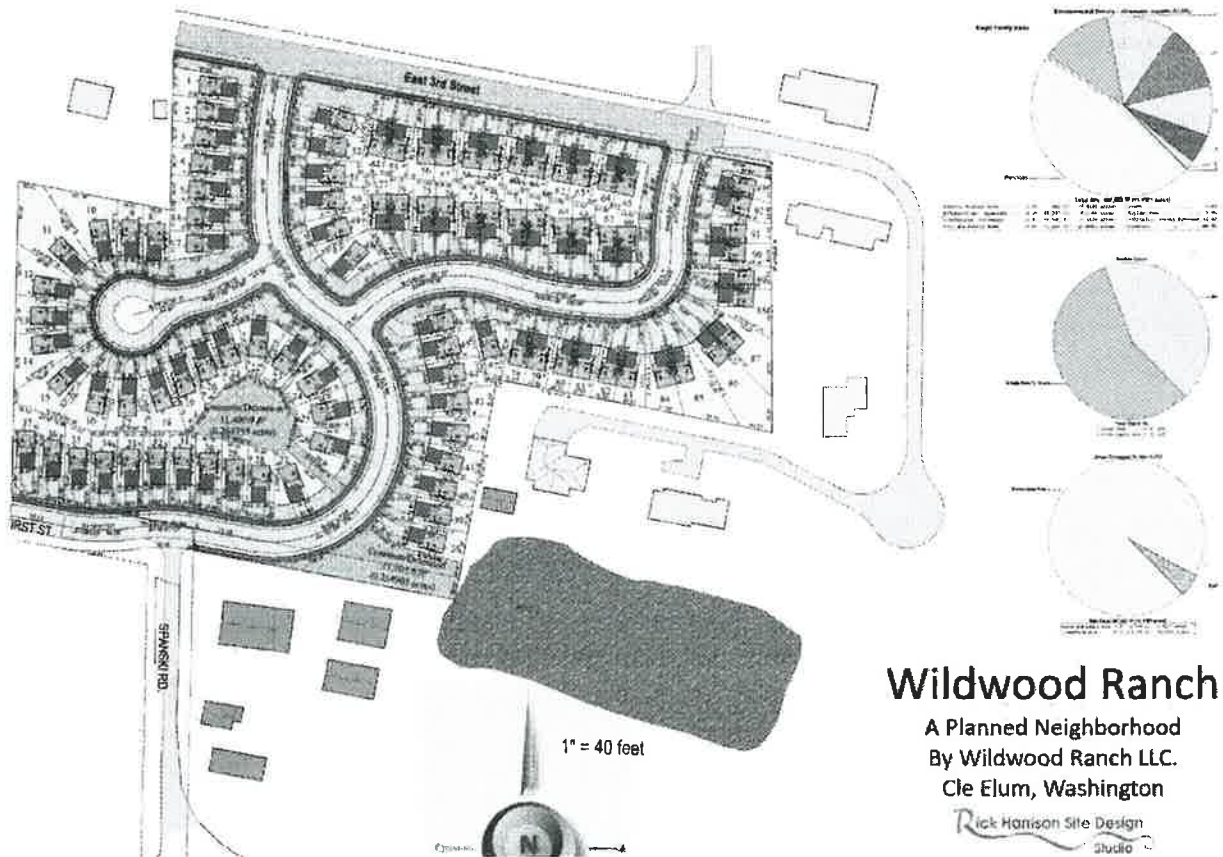
Videos About



Source Documents: (Cherie Tourangeau's Letter)

Proposed community plan/map.

https://drive.google.com/file/d/1gbq6_q7RZhOGXTxAkWgeDJzggA_3DAx3/view



Source Documents: (Cherie Tourangeau's Letter)

Link to community photos.

(This represents our current community, the quiet enjoyment we have, the safety we have and the wildlife that exists. These photos are provided by the home owners who live here.)

<https://drive.google.com/drive/folders/1s56etnfVEBMmZ5fkZbDRCB5PU-iue0ES>



Clean Water Act.

<https://www.epa.gov/laws-regulations/history-clean-water-act#:~:text=As%20amended%20in%201972%2C%20the,setting%20wastewater%20standards%20for%20industry.>

Municipal code: 16.08.020.

<https://cleelum.municipal.codes/CEMC/16.08.020>

Setbacks.

<https://cleelum.municipal.codes/CEMC/16.08.050>



Source Documents: (Cherie Tourangeau's Letter)

Buffer planting strip.

<https://cleelum.municipal.codes/CEMC/16.08.040>

Cle Elum Pines West Subdivision.

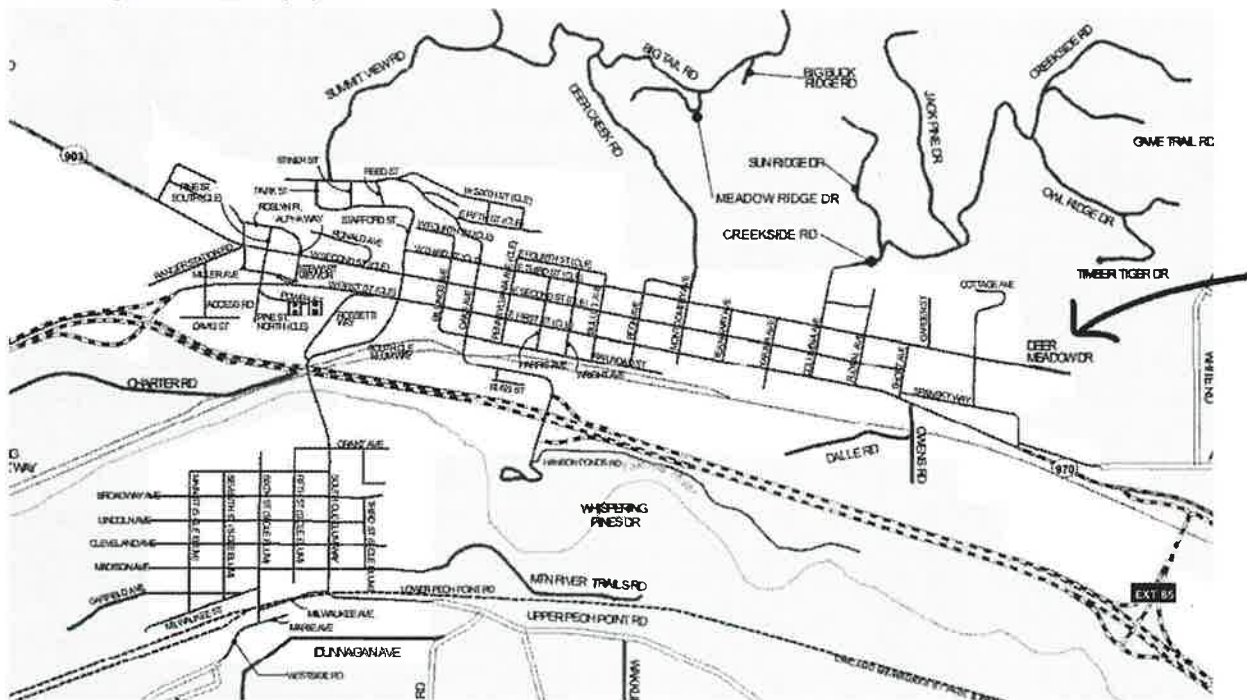
<https://cleelum.gov/city-services/administrative-services/public-notices/cle-elum-pines-west-subdivision/>

National average census.

<https://www.census.gov/quickfacts/fact/table/US/HCN010217>

Kittitas County Road Map.

https://www.co.kittitas.wa.us/uploads/public-works/atlas/county-wide//Kittitas_County_Road_Map.pdf



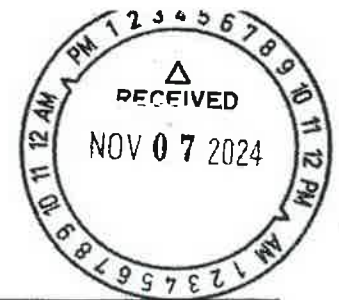




EXHIBIT 5 - PROPOSED STANDARDS

City of Cle Elum Municipal Code

Chapter 16.12A SUBDIVISIONS	Original and Proposed descriptions
Original 16.12A.060(A.1) Development standards	Blocks. Blocks shall not exceed eight hundred feet in length nor less than three hundred feet on any single side, unless terrain or property boundaries prevent compliance with this standard;
16.12A.060(A.1) Proposed modified standards	No block requirements for this project.
Original 16.12A.060(A.10) Development standards	Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet;
16.12A.060(A.10) Proposed modified standards	Streets. All lots shall abut on a dedicated and improved public street for at least twenty feet; if a shared driveway is proposed for a common wall unit, the adjoining properties can combine their street frontage total to meet the 20-foot street frontage connection minimum requirement.
Original 16.12A.060(C.3) Development standards	Alley. Paved alleys with a minimum width of sixteen feet within a twenty feet of right-of-way shall be provided unless prohibited by physical limitations that are not caused by the proposed street layout or the design of the project;
16.12A.060(C.3) Proposed modified standards	No alley requirements for this project.
Original 16.12A.060(C.9-Note 4) Development standards	In residential areas, sidewalks shall be separated from the curb by a minimum four feet planting strip or filter strip.
16.12A.060(C.9-Note 4) Proposed modified standards	In residential areas, sidewalks may be separated from the curb by a minimum four feet planting strip or filter strip.
Original 16.30.040(E) Final plat procedures	Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The director shall have the final plat recorded with county auditor.
16.30.040(E) Proposed final plat procedures	Certification and Recording. Upon approval, the council shall certify its acceptance by authorizing the mayor to sign the plat. The developer shall have the final plat recorded with county auditor.

Chapter 17.20 RM - Multi-Family	Variance Descriptions
Original 17.20.010(A) Permitted uses	Single-family dwellings, multiple-unit dwellings and townhouses;
17.20.010(A) Proposed Permitted uses	Single-family dwellings, common wall units , multiple-unit dwellings and townhouses;
Original 17.20.030 Front yard	There shall be a front yard having a minimum depth of ten feet.
17.20.030 Proposed Front yard	There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.
Original 17.20.050 Side yard	There shall be a side yard of not less than ten feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet.
17.20.050 Proposed Side yard	There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. When the common property line of two lots(common-wall unit) will be covered by a proposed buildings(s), the required applicable interior setbacks shall not apply along the common-wall property line.
Original 17.20.080 Lot coverage	The lot area covered by structures shall not exceed forty-five percent of the lot area.
17.20.080 Proposed Lot coverage	The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.



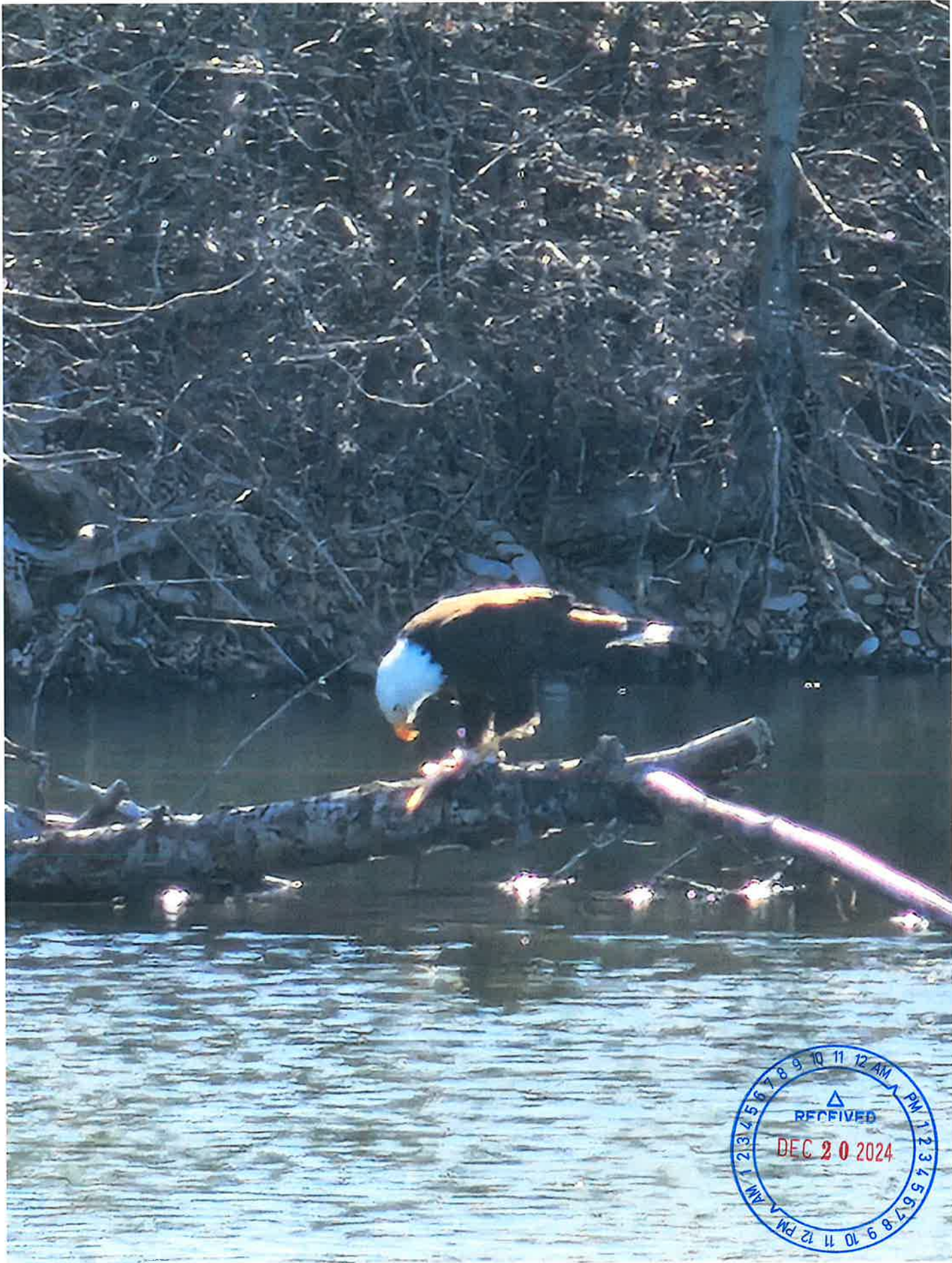
<p>Original 17.20.090(G) Design review and design guidelines</p>	<p><i>Parking and Access.</i> If alley access is available and not incompatible with adjacent single-family development, access to parking shall be from the alley. When access is provided from the street, the driveway width and location shall be approved by the city engineer.</p> <p><i>Parking may be located in or under the structure, or in the required rear and side yards (other than a side street side yard). Parking may not be located in the required front or side street side yards except for single-family residences. Driveways and parking areas for more than four vehicles shall be screened from adjacent residential properties by a wall or solid evergreen hedge at least five feet in height. If parking is located in or under the structure, the parking must be screened by a front facade and a view obscuring facade or fence along the side of the structure.</i></p>
<p>17.20.090(G) Proposed Design review and design guidelines</p>  	<p>Parking and Acces a) The</p> <p>proposed development conforms to the Development Standards for Local Residential Access streets as set forth in CEMC 16.12A.060.C, excluding the following design requirements.</p> <p>b) Sidewalks. Sidewalks may not be separated from the curb by a planting or filler strip in order to provide efficient land use consistent with efficient urban use of property.</p> <p>c) Rolled Curbs. Owner shall have the option of either barrier or rolled curbs for the Development.</p> <p>d) Alley. An alley layout is not required within this development proposal. The street layout has been designed to limit paved areas to the minimum necessary to access all lots from existing and new streets. In lieu of alleys, emphasis was put on grouping private open space together adjacent to existing development that will serve as private open space between new development and neighboring parcels.</p> <p>e) Vehicular access to all lots will be from public streets.</p> <p>f) The vested standard for construction of roads and all other construction within the publicly owned right-of-way shall be based on the current (2024) published edition of the “Standard Specifications for Road, Bridge and Municipal Construction” and “Standard Plans for Road and Bridge construction” as published by Washington State Department of Transportation and American Public Works Association as modified by the city’s construction standards.</p>

Chapter 17.16.010 R - Residential District	
Original 17.16.010(A) Permitted uses	One single-family dwelling (including manufactured homes) or duplex per legal lot of record.
17.16.010(A) Proposed Permitted uses	One single-family dwelling (including manufactured homes) or common-wall units .
Original 17.16.040 Front yard	A front yard having a minimum depth of twenty feet is required. If on any given block, over fifty percent of the existing structures on the same street frontage are set back less than twenty feet, the required front yard shall be reduced to the average of the existing front yard setbacks along that street frontage.
17.16.040 Proposed Front yard	There shall be a front yard having a minimum depth of ten feet. Driveways shall be minimum 20-ft long from back of sidewalk to front of garage.
Original 17.16.060 Side yard	There shall be a side yard of not less than five feet in width. A side yard adjacent to a public right-of-way, an alley or street shall have a minimum width of fifteen feet. Side yard setbacks shall be measured from the drip line of the principal structure's eave to the property line.
17.16.060 Proposed Side yard	There shall be a side yard of not less than 5 feet in width on each side of a building, and not less than five feet in width between lot side and buildings in the rear yard. A side street side yard shall have a minimum width of fifteen feet. When the common property line of two lots(common-wall unit) will be covered by a proposed buildings(s), the required applicable interior setbacks shall not apply along the common-wall property line.
Original 17.16.070 Site area	For every building hereafter erected or structurally altered or moved into the district, there shall be provided a lot area of not less than five thousand square feet per unit for one-family dwellings, and not less than seven thousand square feet per unit for duplexes.
17.16.070 Proposed Site area	Within the residential district, the minimum lot size for multiple unit dwellings shall be fifteen thousand (15,000) square feet. The minimum lot size for single-family dwellings shall be determined by the minimum density and the ability of the proposed lots to support a dwelling and the required setbacks and parking. The minimum density shall be seven dwelling units per acre and the maximum density shall be sixteen dwelling units per acre.

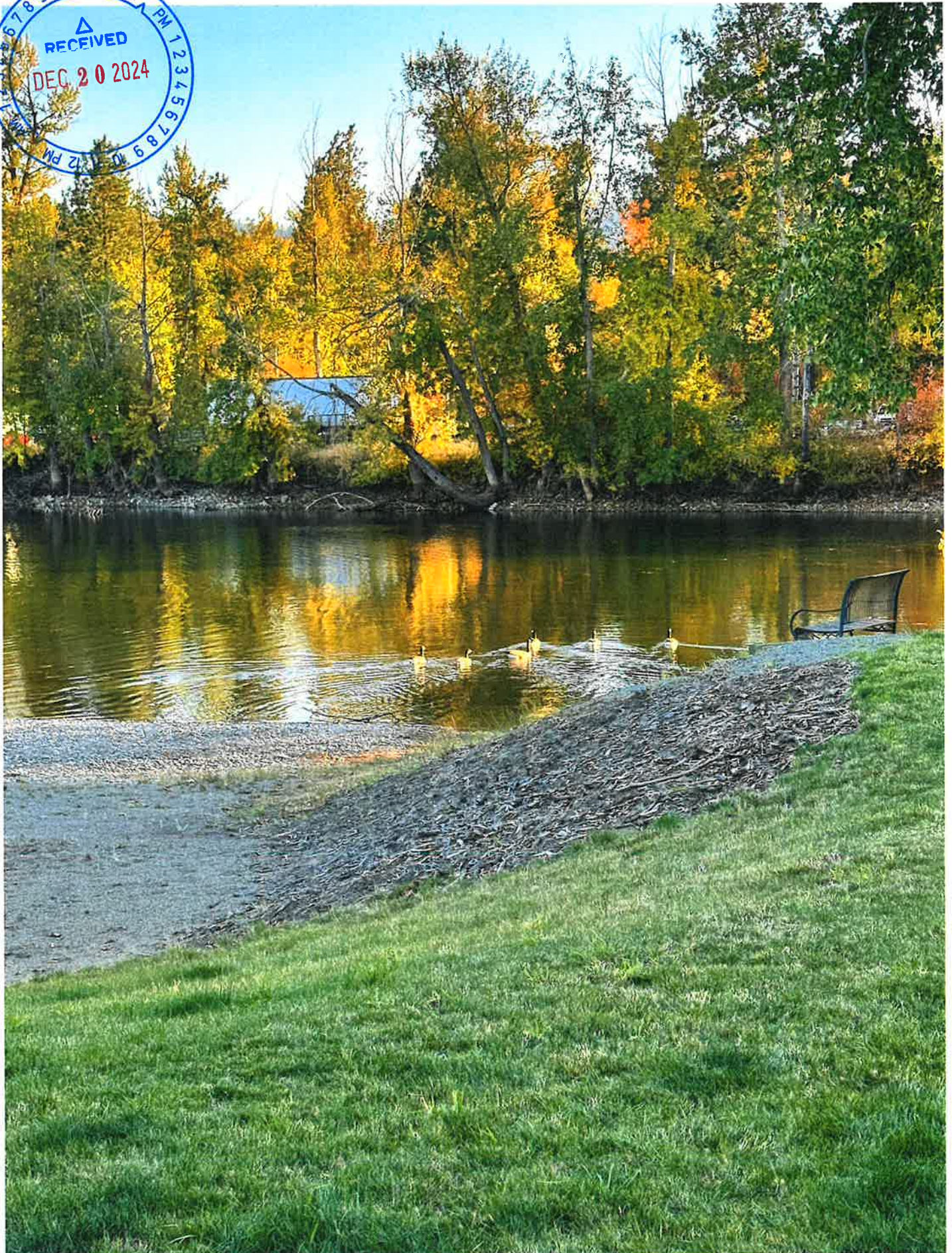


Original 17.16.090 Lot coverage and lot width	The lot area covered by single-family dwellings, duplexes, accessory structures, and paving/concrete for parking areas or walkways shall not exceed sixty percent of the lot area. No residential lot having a width of less than forty feet, a depth of less than seventy-five feet, nor less than twenty feet of street frontage shall be created.
17.16.090 Proposed Lot coverage and lot width	The lot area covered by single family and common wall units and structures accessory thereto shall not exceed sixty percent (60%) of lot area for single family and eighty percent (80%) for common wall units. Lot coverage shall be based on the total impervious area of the lot.

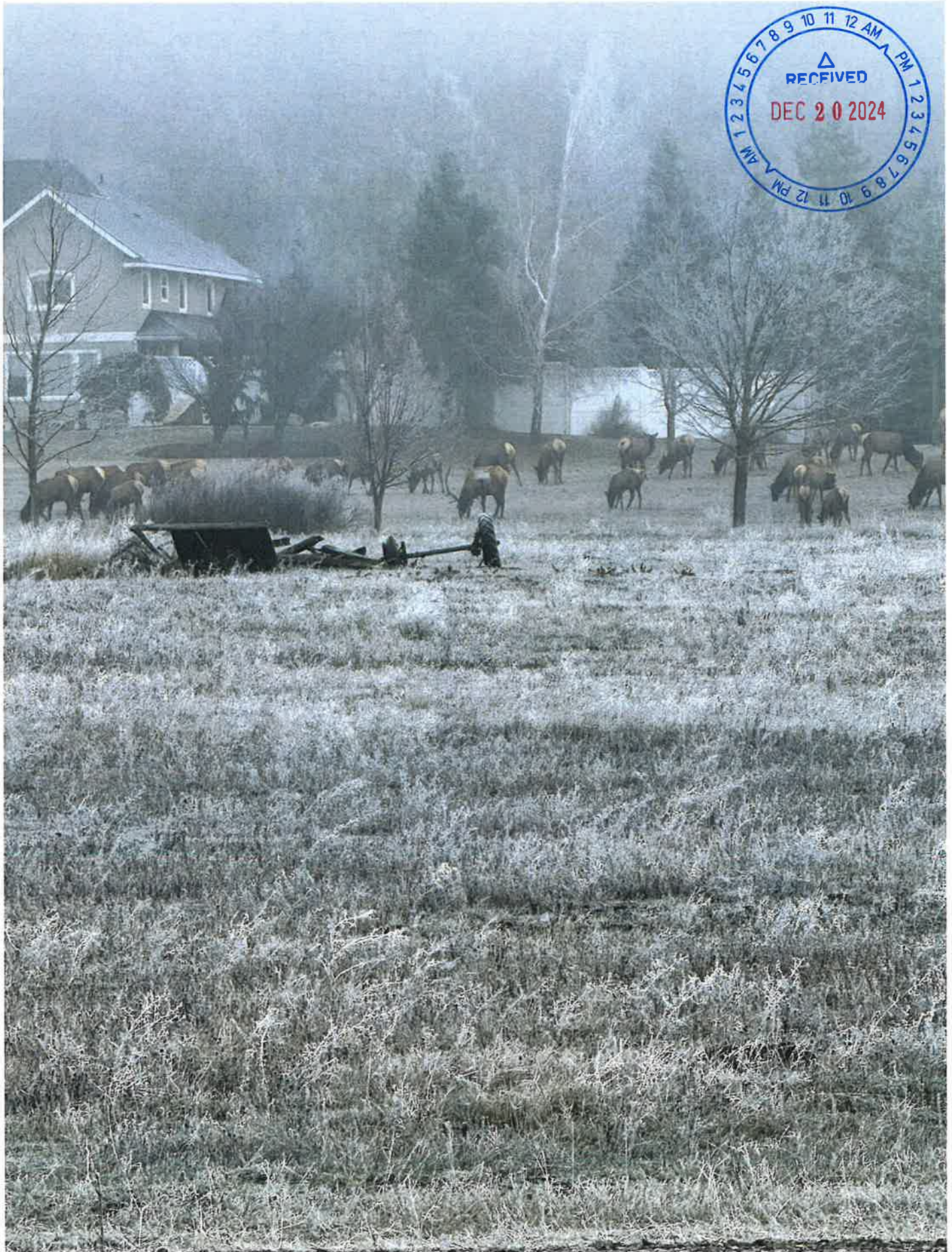










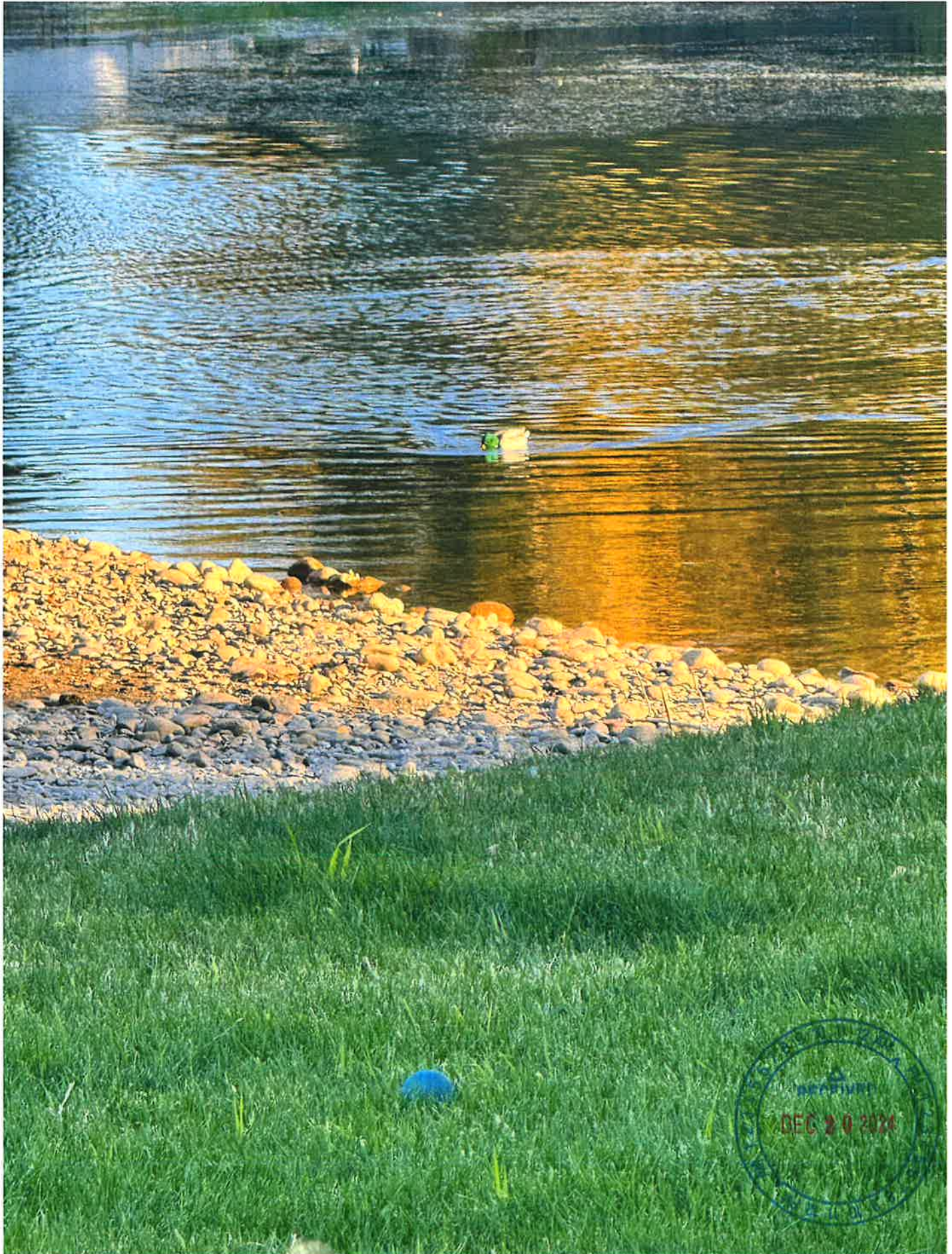


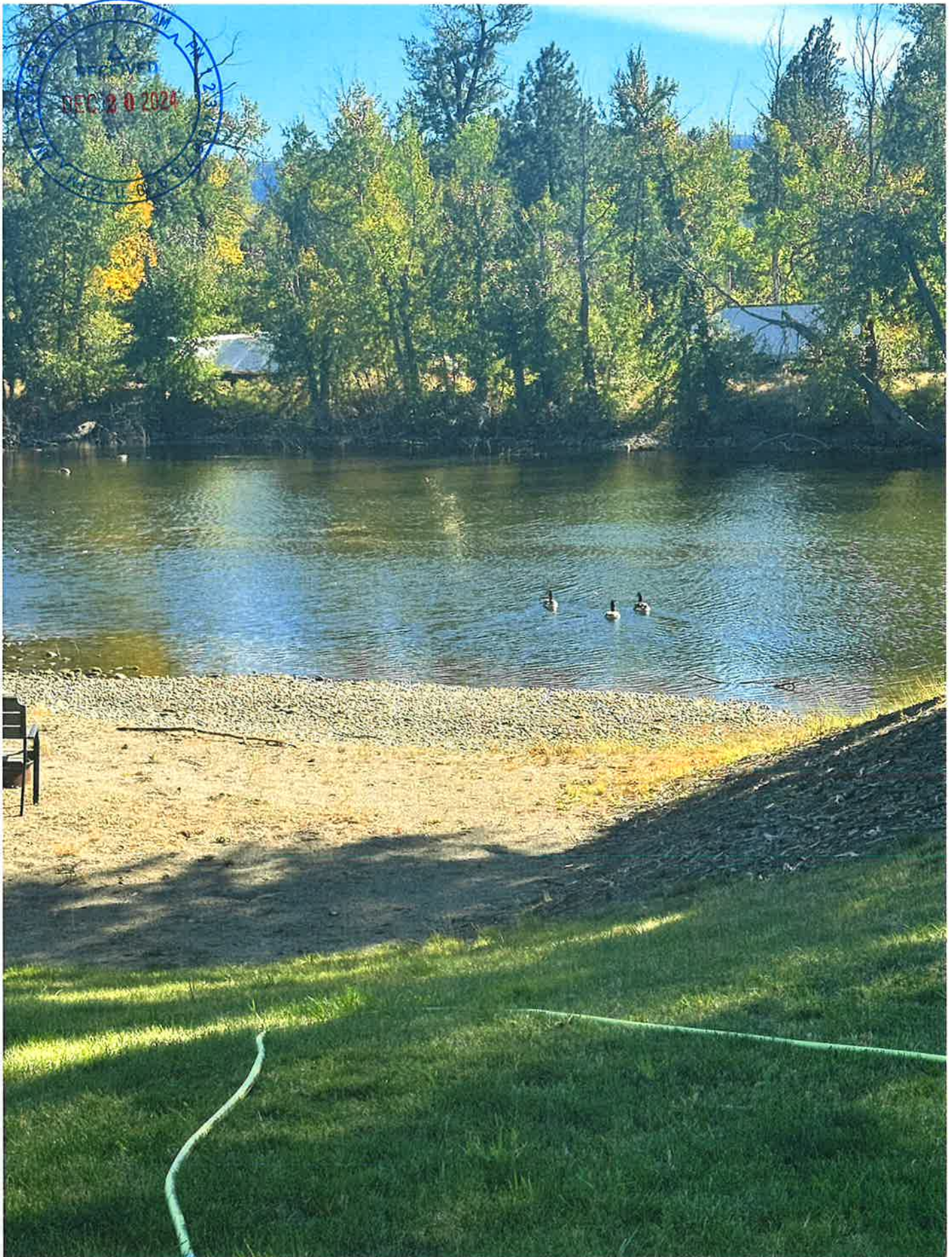


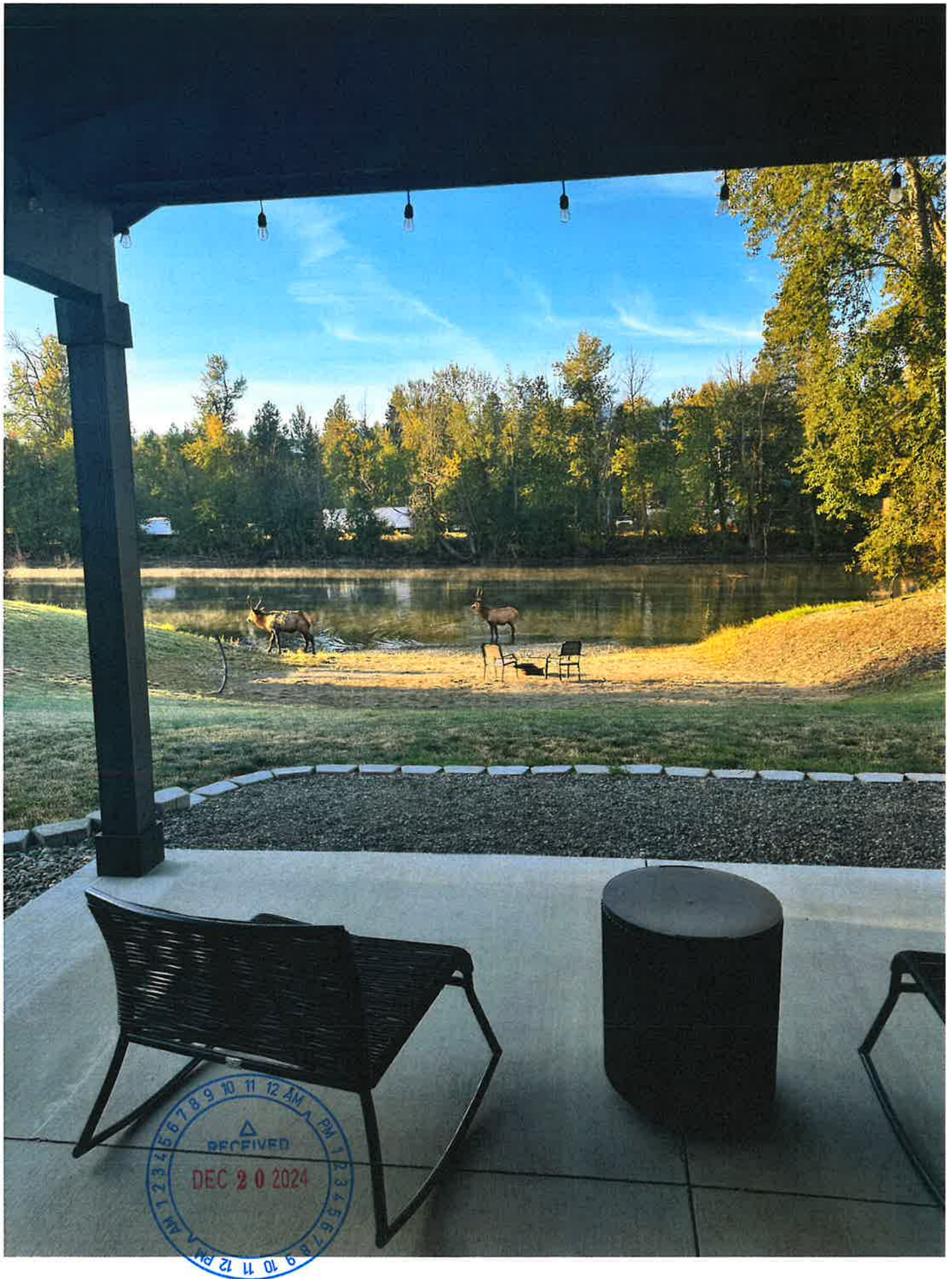








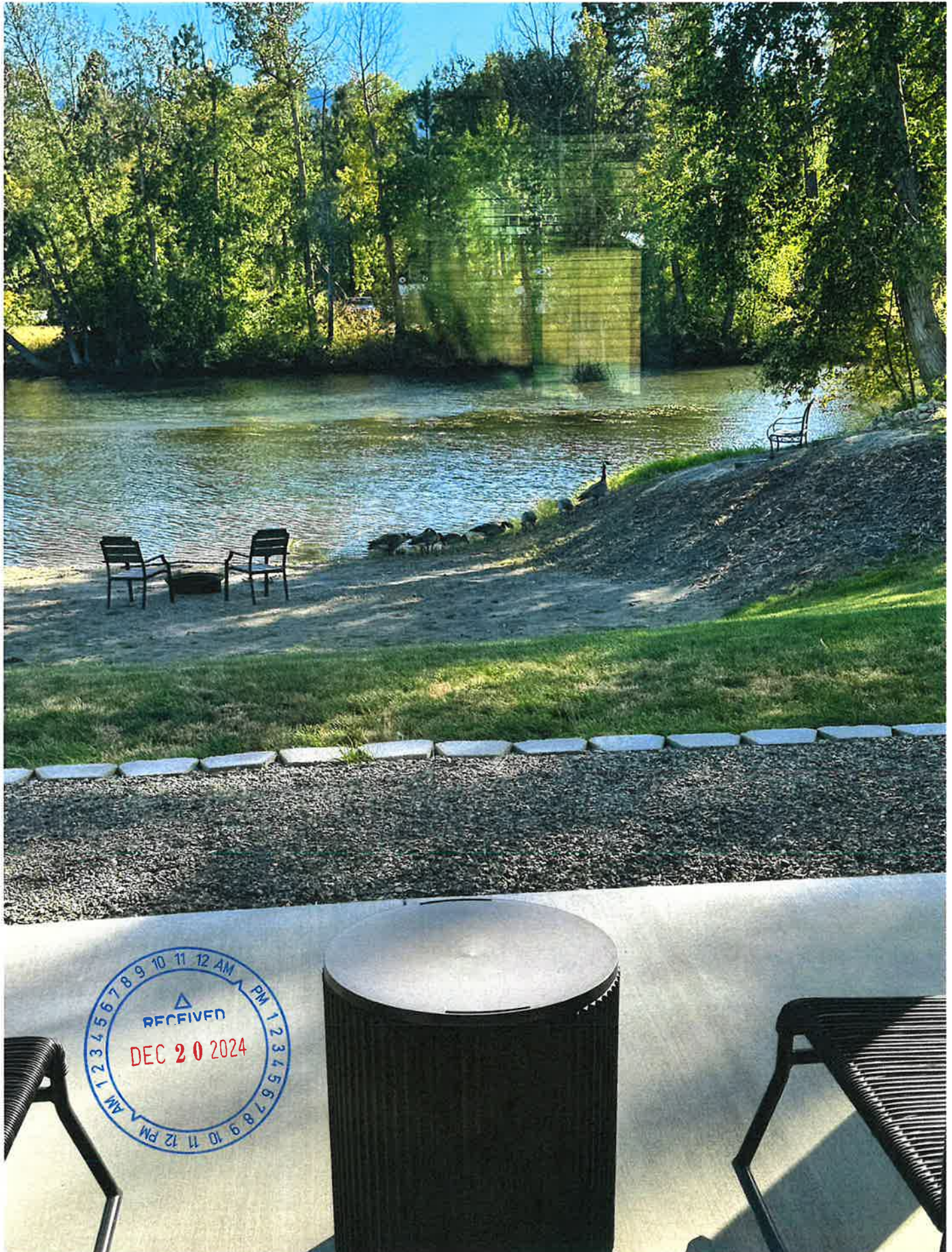


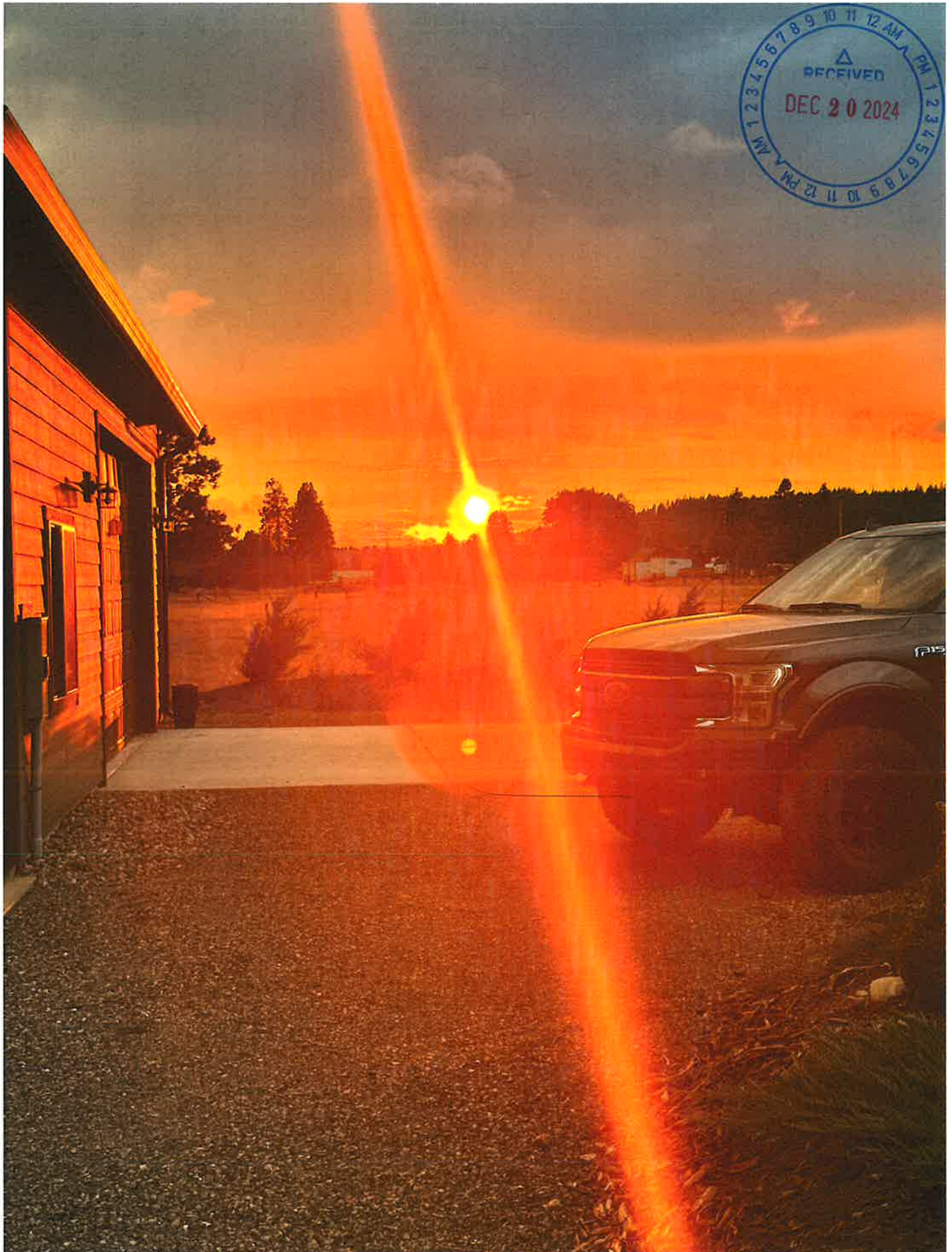










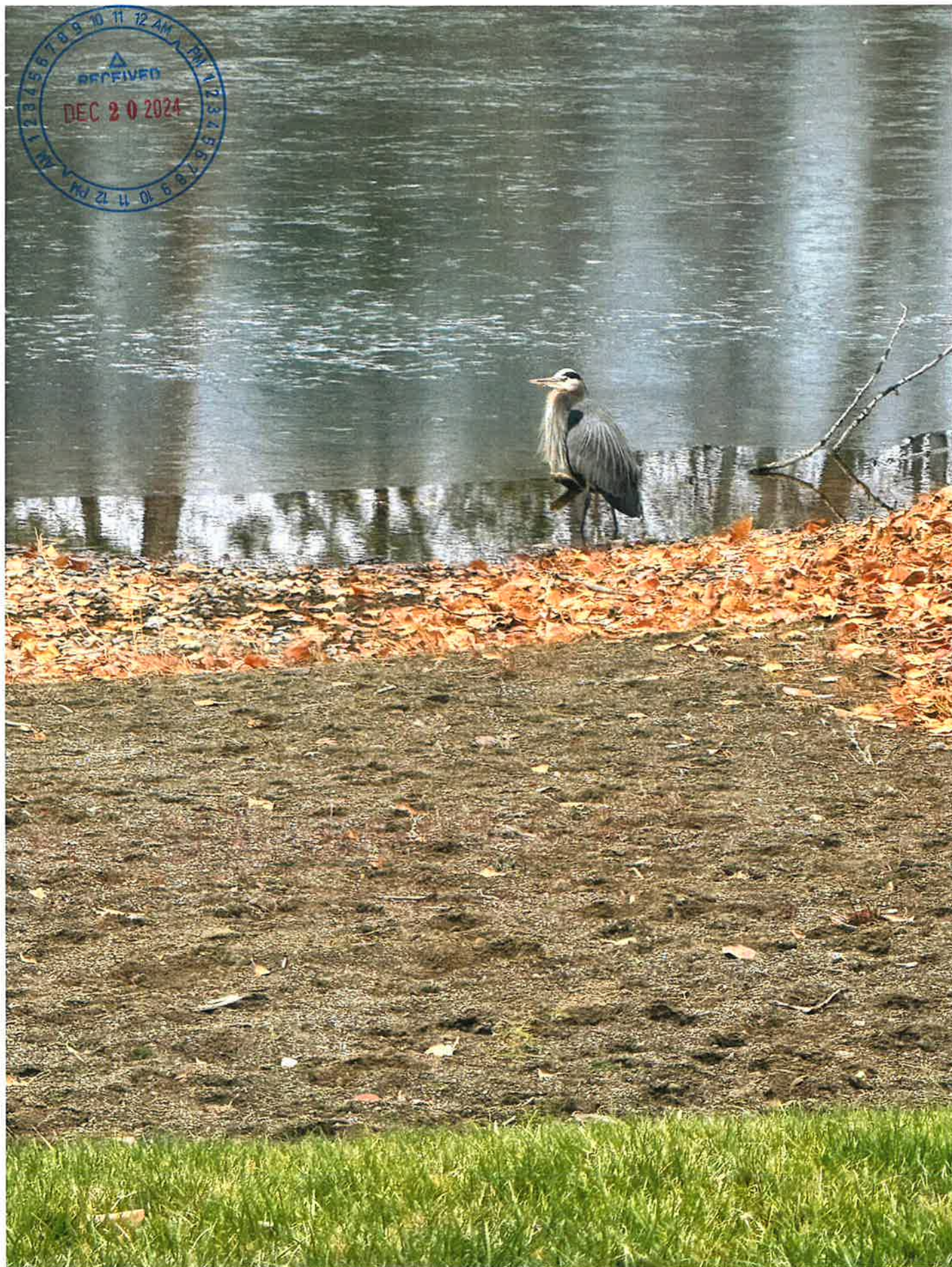


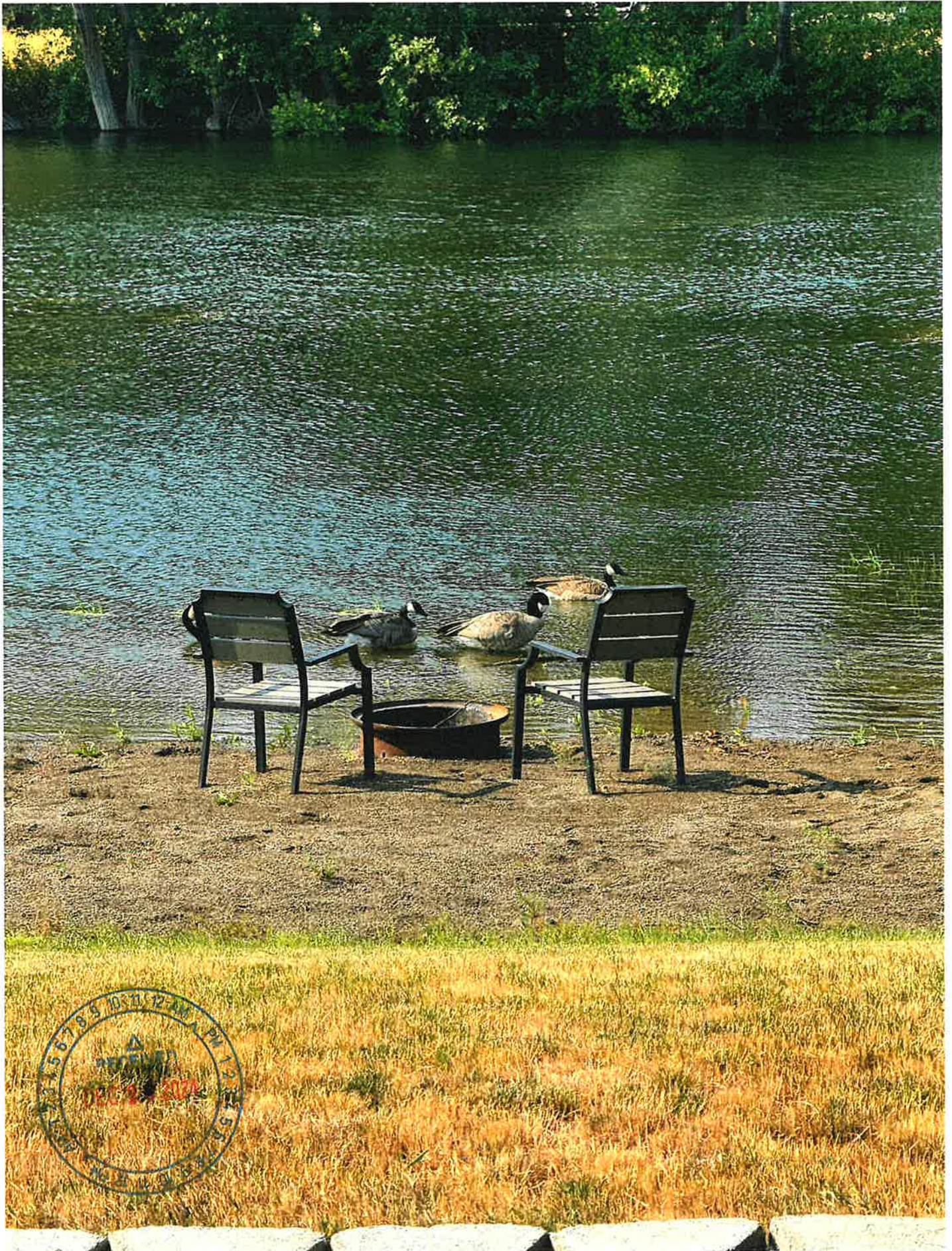


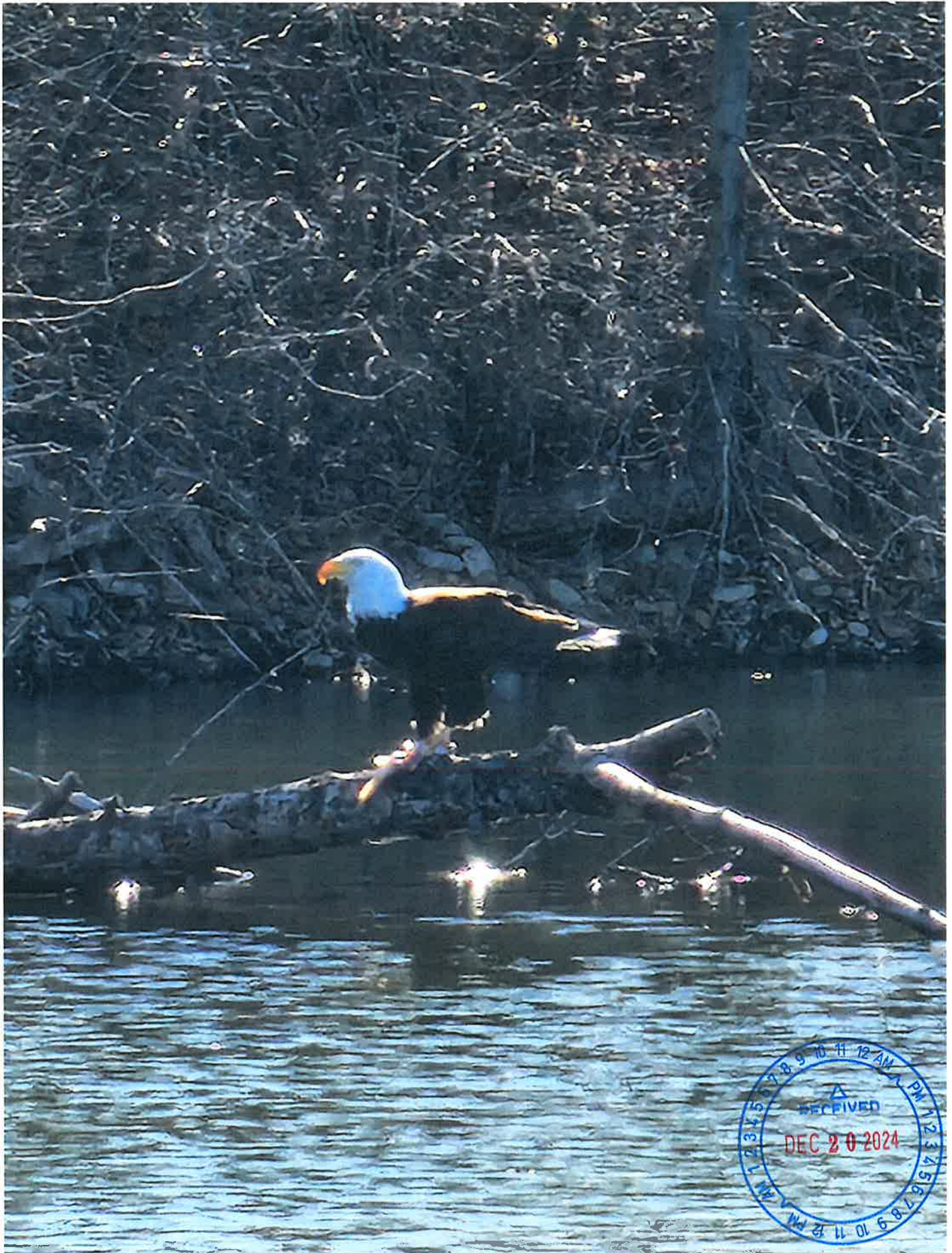








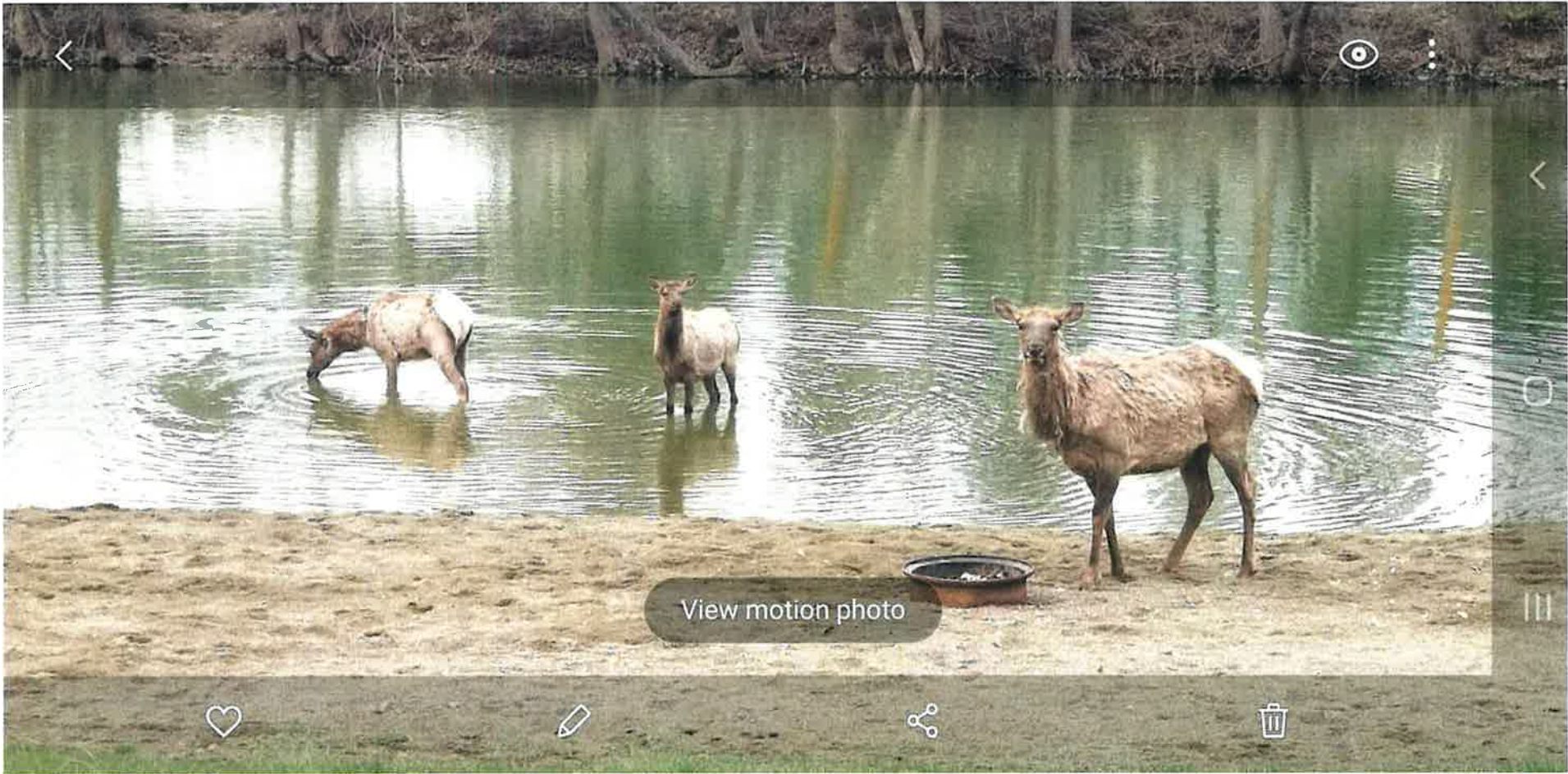


















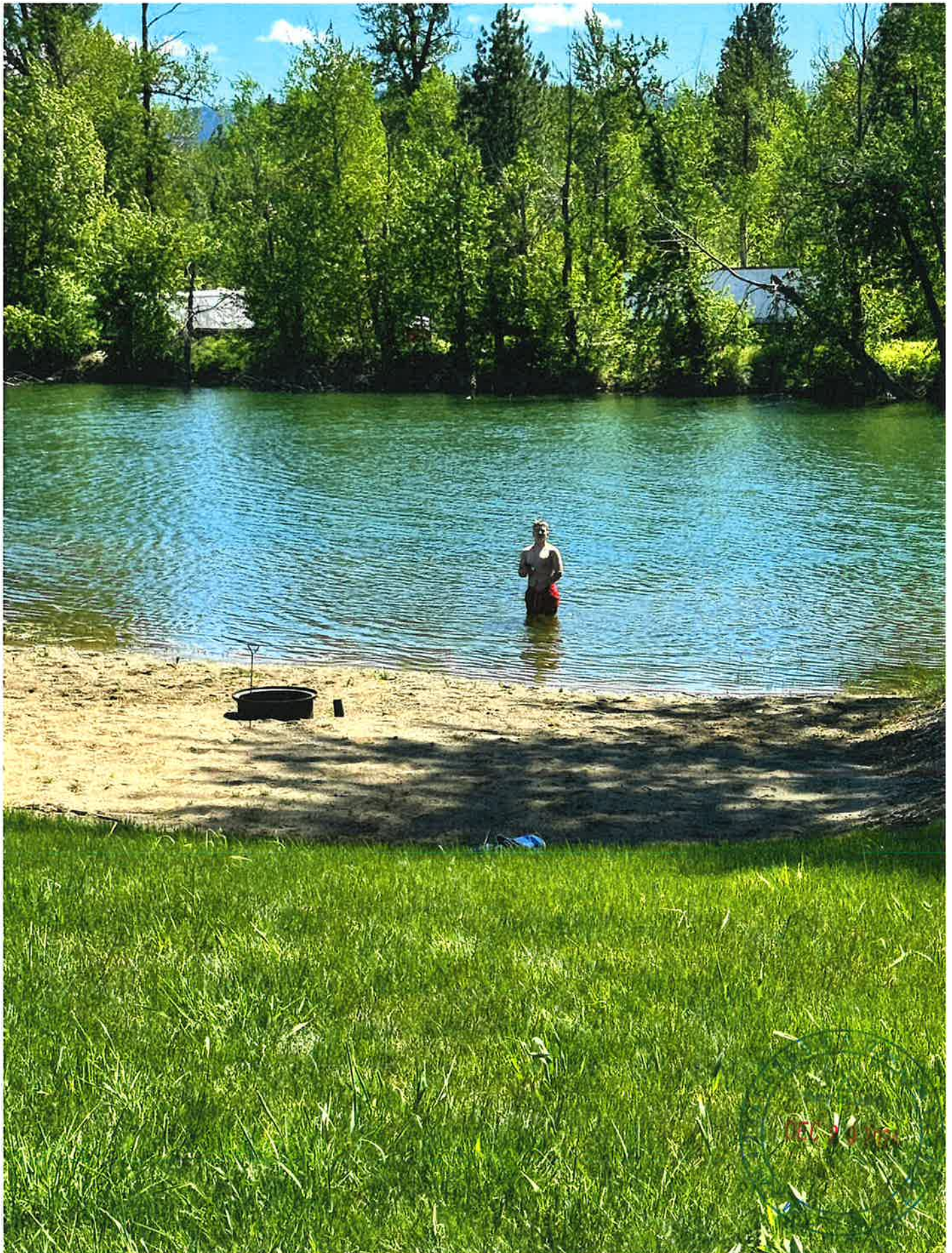












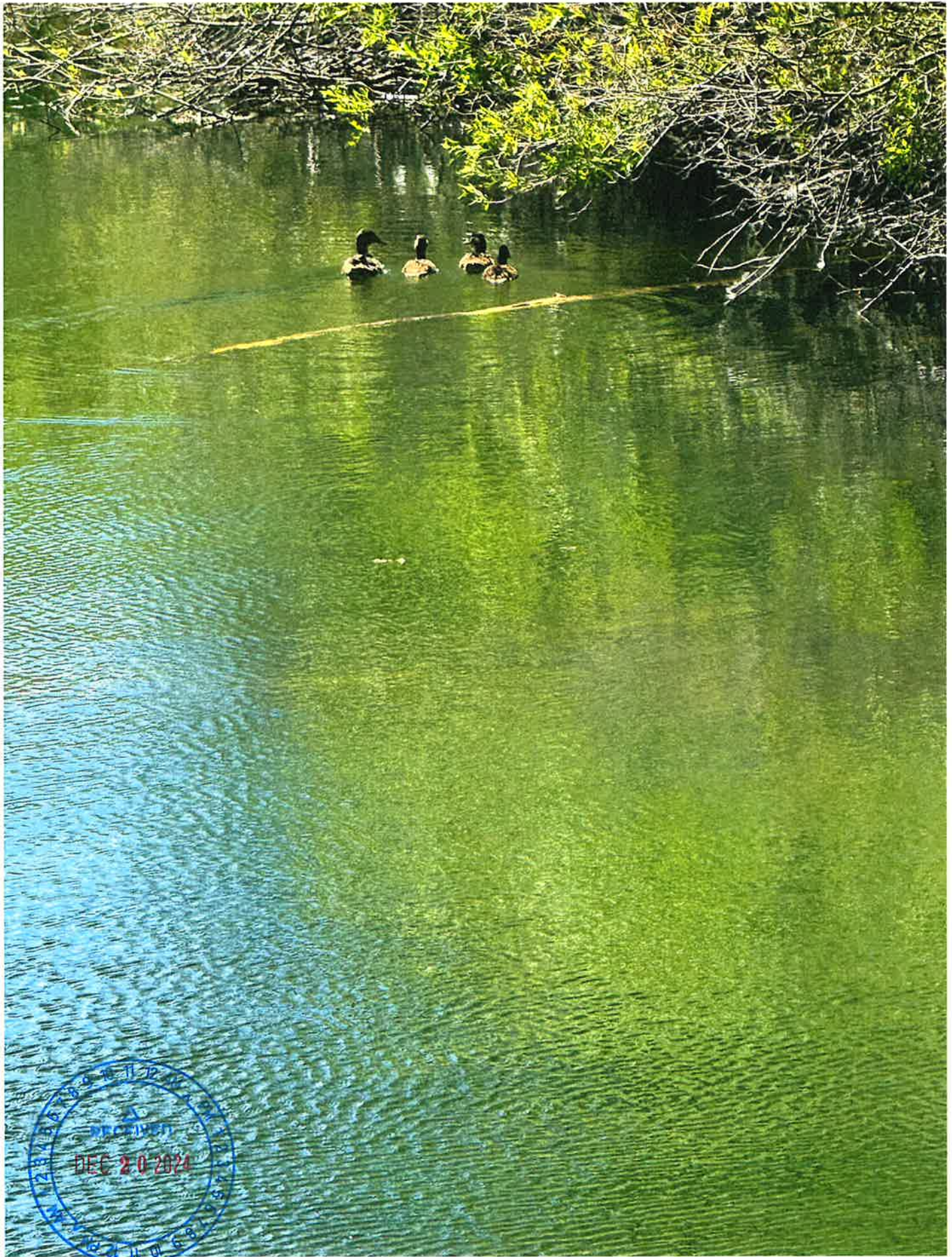












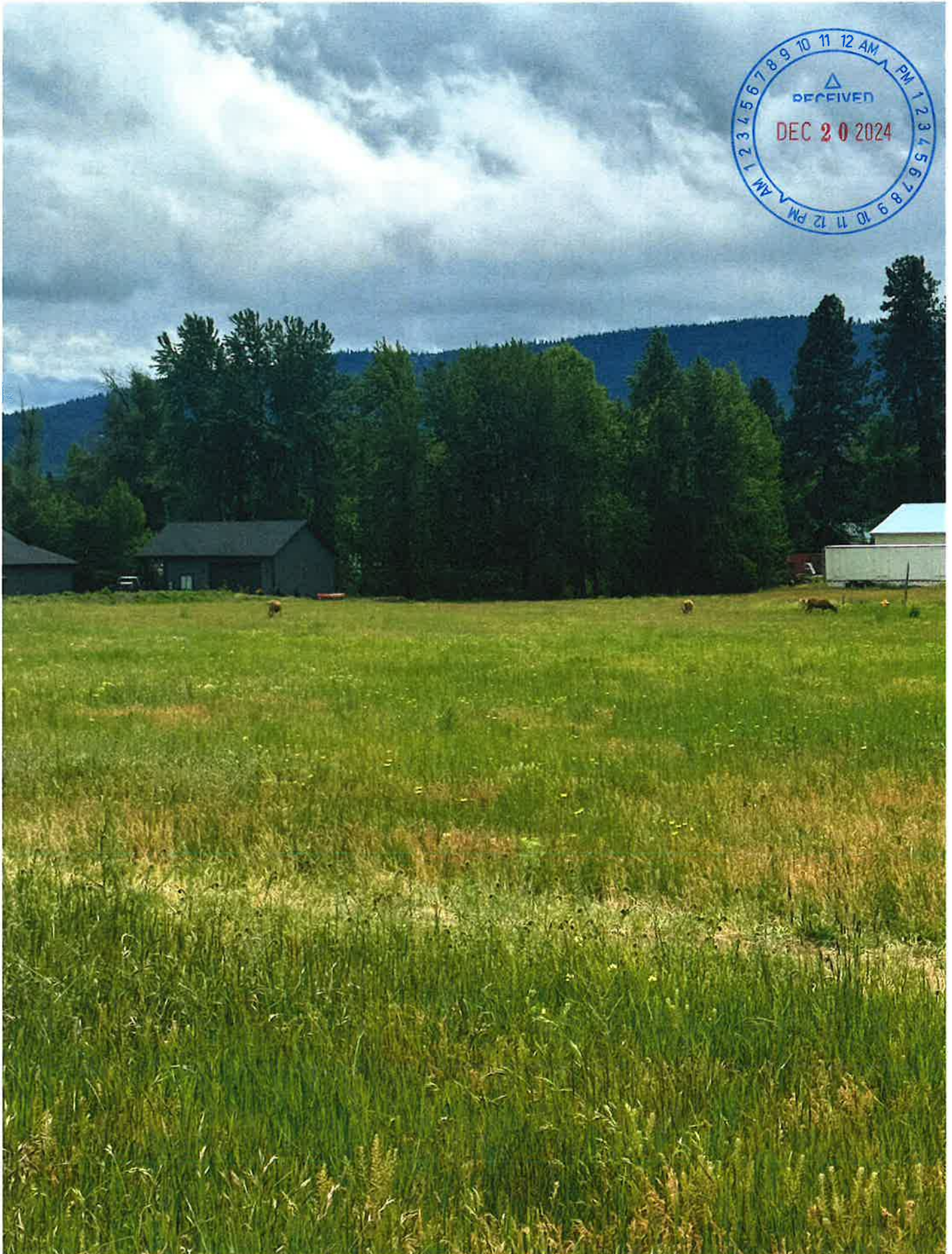






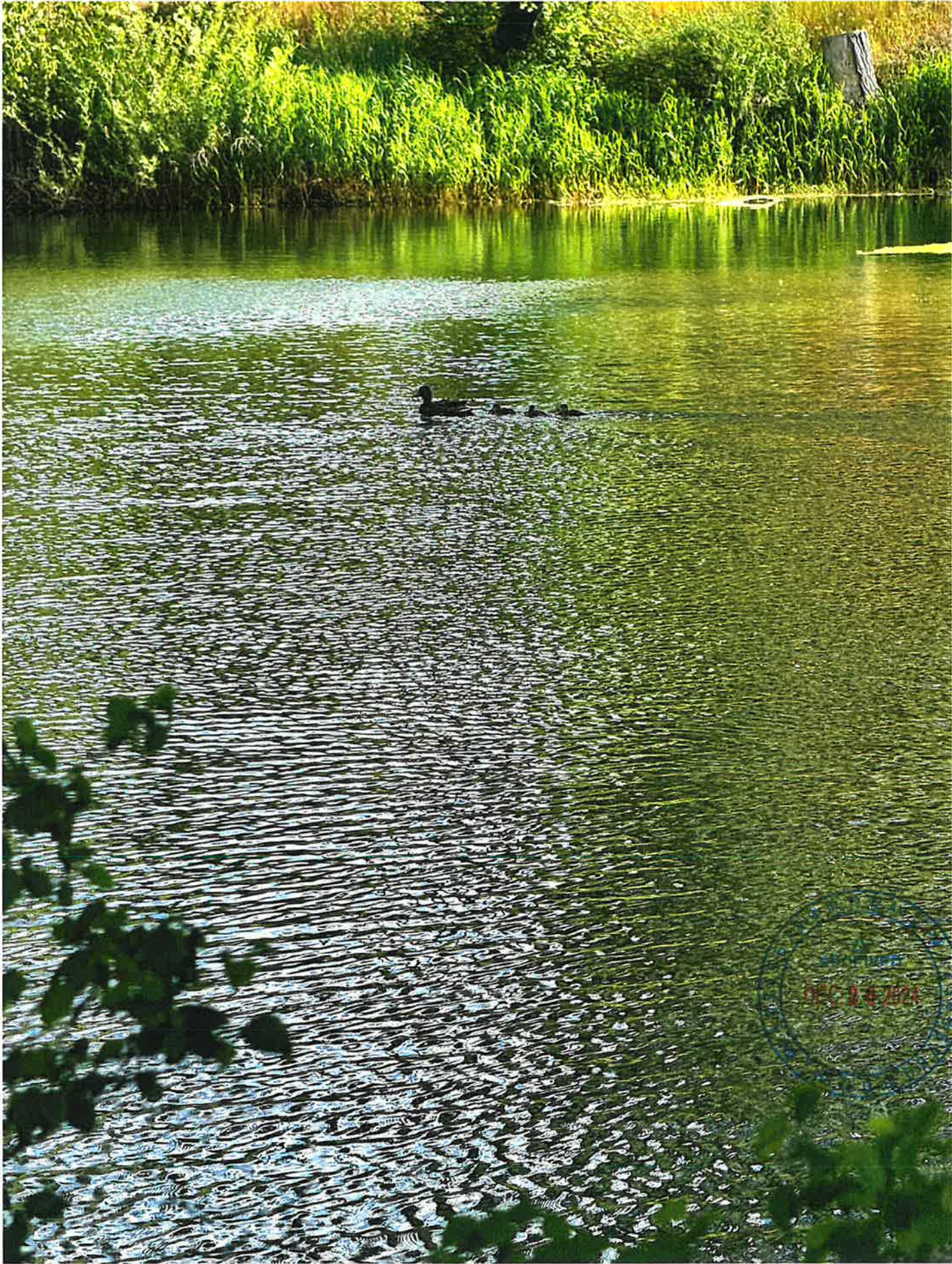




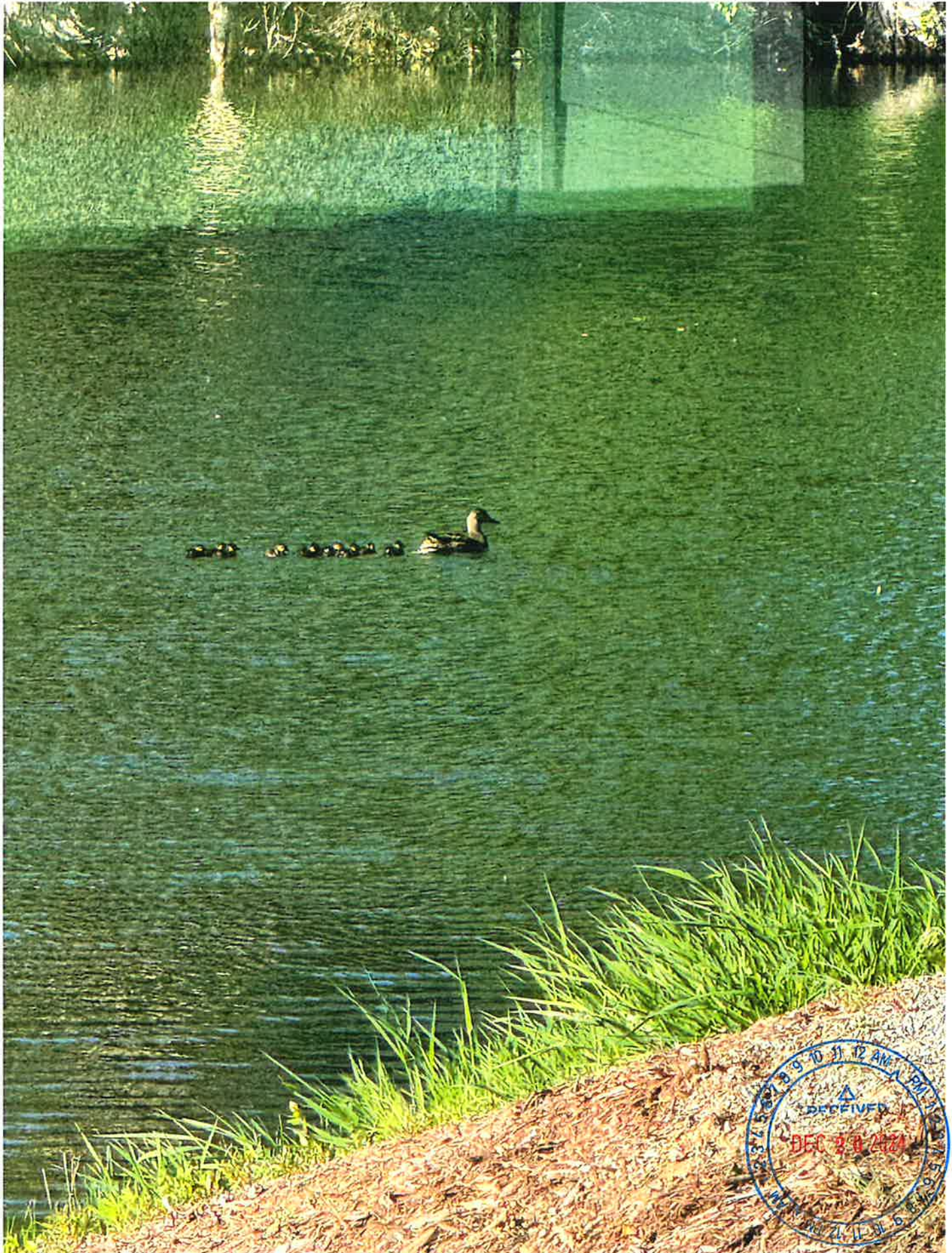


















Dec. 20th, 2024

Attn: City of Cle Elum Planning Department
Re: Wildwood Ranch Development Application

I am writing to express my concerns and comments about the proposed Wildwood Ranch Development, as outlined in the application documents (File Numbers: SUB-2023-003, DA-2024-001, SEPA-2024-004).

I am aware that many of my neighbors have submitted similar letters and in general I support their concerns. Since many specifics have already been vocalized, I will keep my comments focused on items that would be most impactful to the safety and health of this community and the City of Cle Elum.

Traffic:

The Traffic Impact Analysis appropriately identifies several problematic intersections, most importantly WA 903 / Spanski / Airport Road junction. This is already a chaotic and potentially dangerous intersection because traffic from Airport Road enters almost parallel to WA 903. As shown below, vehicles coming from Airport Road, headed to town, do not align perpendicular to WA 903. One vehicle can impede traffic and two can totally block the intersection creating a hazard as vehicles turn off WA 903. The additional trips from the new development (~600 / day) will have dramatic affect on this intersection and unless remedied, the outcome will surely be collisions and injuries.



Please consider WA 903 / Spanski / Airport Rd intersection improvements a priority for the approval of this development since the current interchange is unsafe.

Waterways Assessment:

The Critical Areas Report appears to understate the importance of the pond as a wetland and part of the Yakima River Basin. The author of the report spent only one day at the site and makes the assessment based on soil types with no mention of the diverse aquatic populations present in the pond. Aquatic animals such as fish, frogs, newts and snakes are common and the pond hosts a variety of other animals such as eagles, owls, ducks, otters, deer and elk. More importantly, the pond level is directly connected to the river level of the Yakima meaning the two are fluidly joined. Any impact to this pond has a direct impact to the Upper Yakima River Basin.

Please consider a more in-depth environmental review of the pond connected to this development since the initial assessment appears to undervalue the ponds environmental importance.

Deer Meadow Drive Infrastructure:

The project proposal does not appear to specify improvements to Deer Meadow Drive. This roadway obviously needs to be improved, at least to the same standard as the roads within the development, to support traffic in and out of the community. It would go a long way to ease the surrounding communities' apprehension about traffic & parking to know that this road will be paved to accommodate the new and existing usage.

Please consider adding specifics to the development plan about improvements to Deer Meadow Drive including surface type, width, parking provisions and signage.

Light Pollution:

The SEPA document states, "There are no measures to reduce or control light and glare impacts". The Cle Elum Municipal Code (17.56.80) requires specific standards for lighting. Light spilling from new homes can have the largest impact on the surrounding community but it's one of the easiest impacts to mitigate.

Please consider amending the plan with provisions for light mitigation (per Cle Elum Code) prior to the approval of this development.



Zoning Variances:

The development agreement and supporting planning documents call out several variances to zoning and the Cle Elum Municipal Code (CEMC). For example, parcel 62134 is zoned "Residential - Single Family", which requires a minimum lot size of 5,000 sq.ft. (per CEMC 17.16.070). The Development Agreement (DA) states that only 2,500 sq.ft. per lot is required. Additionally, the maximum impervious surface area, per the DA, is up to 80%. The municipal code states not more than 45% of lot area can be covered with structures (CEMC 17.20.080). It is apparent from the documentation that the city has reviewed these variances and approved the plan. What is not clear is why the deviations from approved zoning and codes is allowed.

Please consider reverting to approved zoning and code or providing clear justification for why the variances are being permitted.

We appreciate the opportunity to provide input. Thank you for attention to these items.

Best Regards,



Chris & Laurel Barchet

Home Owner, 391 Deer Meadow Dr





City Heights Holdings, LLC
Owner of City Heights Project
405 NW Gilman Blvd
Issaquah, WA 98027

December 19, 2024

City of Cle Elum
Attn: Colleda Monick
119 West First Street
Cle Elum, WA 98922

Subject: Public Comment on Wildwood Ranch applications:

- SUB-2023-003
- DA-2024-001
- SEPA-2024-004

Dear City of Cle Elum:

I am writing to formally submit City Heights Holdings comments regarding the Wildwood Ranch, LLC applications currently under review. I request that my name and City Heights Holdings be added to the list of parties of record to ensure that we are notified of any further developments and decisions related to this application.

City Heights does not have any specific concerns about the proposed project itself and in fact City Heights is supportive of the growth and regional benefits anticipated by the Wildwood Ranch project. However, I am writing to express our interest in ensuring that City Heights Holdings rights and interests are not adversely affected by this application.

1. While City Heights would like to collaborate with and support the City in any additional development, we seek confirmation that the proposed project is processed under the vested Development and any Conditions of Approval for the proposal are reflective of the City's prior commitments or agreements made with City Heights. Our objective would be to avoid any conflict with any Conditions negatively impacting the feasibility, viability, function, timing, and financial aspects of City Heights.
2. We are interested in protecting City Heights' interests should any environmental issues arise from Wildwood Ranch that could affect City Heights development plans including utilities, ingress egress and access, and other developmental, amenity and infrastructure planning. City Heights team believes that cohesive planning by the City and consideration of the combined recreational, development and municipal opportunities will result in greater benefits to all City of Cle Elum and area stakeholders.

3. We are interested in how the proposed project's impact on traffic and infrastructure may be conditioned under the Wildwood Ranch Development Agreement and in such a way that any proposed Conditions are reflective of the vested Bullfrog Development Agreement and the City Heights EIS, DA, pre-app communications and phased development applications for City Heights shared with the City over the last five years.
4. We are interested in ensuring City compliance with applicable City Heights Development Agreement, City Code, regulations and contracts or agreements the City has with City Heights to avoid any unintended consequences to the City Heights project. Some of the documents and agreements include, but are not limited to
 - City Heights EIS
 - City Heights Annexation Agreement
 - City Heights Development Agreement
 - City Heights/City Memorandum of Understanding, signed June 1, 2022
 - CR2A Agreement under ER408, signed June 1, 2022
 - Any City Heights correspondence related to any future submittals, preapplications or meetings, applications and subsequent correspondence, and any granted approvals for City Heights project at large and specific phases I, II, III, IV and V
 - Arbitration Orders issued in arbitration between City Heights and Cle Elum.

I request to be kept informed of any upcoming draft decisions, meetings or hearings related to this application, as I would like to participate and present my views in person when applicable.

Should there be a desire by the City to discuss collaborative approaches to managing Wildwood Ranch and City Heights Development Agreements, our team is available at your convenience.

Thank you for your attention to this matter. I look forward to your acknowledgment of my comments and my status as a party of record.

Sincerely, 

Denis Hernandez Granda
President of TSG, managing member of City Heights Holdings, LLC

DHG@thetrailsidegroup.com

425.906.2626





Concerns Regarding Wildwood Ranch LLC Development Proposal

Date: December 17, 2024

To: City of Cle Elum Planning Department, and Whom It May Concern,

I have reviewed the documentation related to the proposed development plan for Wildwood Ranch LLC, as outlined in the application documents (File Numbers: SUB-2023-003, DA-2024-001, SEPA-2024-004). After careful consideration, I have significant concerns regarding the potential impact on the environment, local wildlife, infrastructure, and the well-being of the surrounding community.

This summary highlights key issues based on the application materials, providing a clearer understanding of the risks this development poses to both the natural landscape and Cle Elum residents. The following points address concerns related to safety, traffic, water management, wildlife protection, noise, parking, and more.

1. Construction Phasing and Duration (Page 2, A6)

The proposed construction schedule indicates that the project will begin in 2024 and be completed in 1-6 phases over the next 20 years or as the market allows. Our quiet neighborhood, consisting of 9 homes in Kendrick Station, 9 homes in Thunder Ridge Plat, and the Goldies residence, will endure construction-related inconveniences and noise for up to 20 years. This extended construction timeline will significantly disrupt the quality of life for current residents.

2. Impervious Surfaces and Water Runoff (Page 4, B1g, Page 6, 3c)

The application states that up to 60% of the site may be covered with impervious surfaces, which could increase as more structures, roads, driveways, patios and sidewalks are added. This will result in significant stormwater runoff. The plan indicates that stormwater runoff will be detained, infiltrated, and conveyed to detention areas in the central and southeastern corners of the property. However, with such a high percentage of impervious surfaces, not all runoff will be contained, potentially leading to flooding in the surrounding areas, including the pond currently present in that same southeastern location.

3. Vegetation Removal (Page 7, 4b)

The proposal calls for minimum removal of vegetation necessary to construct the proposed multi-family residences. However, based on site observations and video of the proposed development, it appears that nearly all current vegetation will be removed. This could lead to increased water runoff and the loss of natural habitat, which is concerning given the local wildlife population.



4. Impact on Wildlife (Page 7, 5a, 5d)

The application mentions common wildlife such as songbirds and deer, but we have observed a more diverse range of species in the area, including bald eagles that nest nearby, elk that eat the vegetation and bed down in the field, and owls, beavers, bears, and bobcats. The development's impact on these species, particularly the use of pesticides and other chemicals that property owners would use, could harm local wildlife and disrupt the health of the nearby pond and its fish population. The proposal includes no measures to preserve or enhance wildlife, and this lack of protection is concerning.



5. Energy and Utility Concerns (Page 8, 6a, Page 14, 16b)

With an increase in electric vehicle usage, can the city's electrical grid accommodate the added demand from the 93 new dwellings with several electric vehicles potentially being charged? Additionally, can the City of Cle Elum's current water and sewer systems handle 93 dwellings with potentially 201 more users or would it put it under strain? It seems as our local businesses have struggled with plumbing issues and has anyone consulted with them?

6. Noise and Traffic Impacts (Page 9, b, Page 14, 14f)

The proposed development will generate significant noise, both during construction and after completion. The application suggests construction noise will be limited to weekdays from 8 AM to 5 PM, but this period spans up to 20 years, not a short-term disturbance. Additionally, traffic noise will increase significantly once the development is complete, with an estimated 770 daily vehicle trips and 5:30 AM and 7:00 PM peak hour trips. This is NOT similar OR consistent to



the current surrounding neighborhood. Also, this will create a substantial safety hazard for current residents who use nearby roads for walking, jogging, and cycling.

7. Parking and Traffic Congestion (Page 10, 8i, Page 13, 14c)

The project proposes 186 parking spaces for 93 residential units, which equates to 2 spaces per unit. However, there is no plan for overflow parking for visitors or families with more than two vehicles. If overflow parking spills onto the streets, it could block emergency vehicles and create an eyesore in the neighborhood.

8. Public Services and Local Infrastructure (Page 14, 15a, 15b)

This project will significantly increase demand for public services such as fire protection, police services, health care, schools, and other amenities. The local healthcare system is already at capacity, and the nearby elementary school, despite the addition of 8 portable classrooms, is struggling to accommodate the current population. The increased demand for services from the new residents of the development will strain these already stretched resources.

9. Compatibility with Existing Land Use and Aesthetic Impacts (Page 11, 8bl, 10c.)

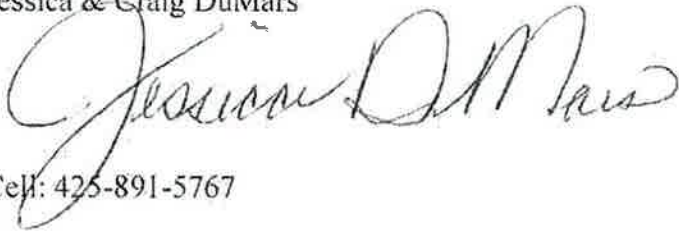
The proposed development, with its mix of 93 single-family and multi-family units, is in no way compatible with the surrounding land use, which consists of larger single-family homes on one-acre lots. This significant deviation from the current land use would disrupt the character of the neighborhood decrease aesthetics and negatively impact the existing community. This type of development is more suitable to the Westside of the state and the dense population that exists there. This development is not attractive to Cle Elum and its unique area.

In closing, the proposed Wildwood Ranch LLC development primarily benefits the builder, but it poses significant risks to the existing community and the environment. The development will compromise the aesthetics of the area, contribute to increased water runoff and potential flooding, harm and displace local wildlife, add to traffic congestion, strain public services, and potentially overwhelm local utilities. While development is inevitable, it is important to ensure that it aligns with the character of the existing neighborhood and minimizes its impact on the community.

I strongly urge the City of Cle Elum to reconsider this proposal. A more suitable development could involve single-family homes on one-acre lots, which would better align with the current surroundings and be less disruptive to water systems, wildlife, traffic, and public services.

Please consider declining this proposal.

Sincerely,
Jessica & Craig DuMars



Cell: 425-891-5767

Email: jesskd1978@gmail.com

51 Kingston Ct,

Cle Elum, WA 98922



Shannon & David Ebel
431 Deer Meadow Drive
Cle Elum, WA 98922

December 18, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Attn: Planning Department

Subject: Concerns Regarding Wildwood Ranch LLC Development Applications – SUB-2023-003, DA-2024-001, SEPA-2024-004

To Whom It May Concern,

We are writing about the development proposal for Wildwood Ranch LLC the residential project on approximately 11 acres near our home at 431 Deer Meadow Drive. The proposal, which includes 93 residential lots, raises many concerns that we believe need to be considered more closely. Our concerns are as follows:

- This proposed development, that borders our rural home on acreage, is a very large development full of small zero-lot line type units like you would see in the Seattle area. This type of development does not fit the characteristics of our neighborhood and would drastically change it.
- With so many proposed driveways that would be spaced so closely together on a private road that currently has very few driveways (Deer Meadow Drive) how will that impact our traffic? We feel this could cause many issues for current residents, as well as future homeowners.
- Where will all of the water created from new roofs, driveways, and new roads go? We don't see any existing storm water systems in the areas. How will that impact the current residence here?
- We are also worried about all the wildlife that currently migrate through the property and area to use the pond behind our neighbors homes. Have considerations been made for how they will be impacted?
- The timeline proposed to finish this development seems extremely long and unacceptable to subject the residents to 15 years of constant construction and the issues that go along with the construction process.
- What will the impact on the town's water and sewer capabilities from a project of this scope? Several of the businesses in town had to be closed down this past summer for multiple days due to water and sewer issues.



To conclude, we feel the proposed development by Wildwood Ranch LLC raises many concerns and appears to deviate from the neighborhood's characteristics. It is essential that these issues be looked at closely to ensure that the development aligns with the needs and best interests of the community, the environment, and future residents. I urge the City of Cle Elum to take a careful and thorough approach to review this proposal and consider the long-term impacts on wildlife, residents, and the surrounding area.

We look forward to your response and engaging in further discussions on these important matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shannon Ebel", followed by a large, stylized flourish or second signature.

Shannon & David Ebel
431 Deer Meadow Drive
Cle Elum, WA 98922
phc1960@hotmail.com



Re: Wildwood Ranch Development



In reviewing the Sepa documents, we found a lot of vague issues and very few specifics.

1) All residents in what was called "Steiners" addition" when it was brought into the city in or around 1962, are all on septic systems. In the report it states the city will provide sewer and water utilities.

In regards to all those on septic systems, what will be the affect and how much will the city provide and where are the hook-ups?

2) The Sepa document didn't address the movement of Emergency Services through the proposed development; i.e. fire, ambulance and law enforcement.

3) This area, parcels 063034 and 623134, has become part of a change in elk migration. The elk inhabit the area late fall to spring, at different times. We have seen herds of 50 or more on both parcels. (Look at the shrubs along cottage Ave. and Garden Street.) The elk were not mentioned in the document as a wild life concern.

4) Storage ponds were included in the SEPA document, but what happens when they fill? Where does the excess go? This land has a high water table. These ponds will fluctuate according to the volume of water in the Yakima River.

5) Historical: We have lived on parcel 063034 from September 1972 to August of 1979. In 1980 we moved into our



existing home at 1309 E. First Street. Throughout those 52 years we've had to deal with all kinds of surface water issues. Parcel 0603034, when we lived there, we were in flood control almost every year. At our present site we've had to deal with some of these same water issues, culminating with the flood of 1996 when water destroyed our duct work and insulation in our crawl space. We had about 6" of water in our garage and the home to the west of us was pumping water out of their basement.

We were flooded by Steiner's Creek getting blocked, overflowing its banks. At that time, the water flow from Steiner's Creek flowed in all directions, thus flowing in the direction of our home and completely covering the two parcels in this development. Later, the open ditch to the west of us overspilled its banks and added more water onto Glondo's and our property and parcel 063034,

These three parcels are in a 500-year flood zone, but with the proposed and ongoing activity on the Cle Elum Ridge, this could change in the foreseeable future. Particularly with the system in place now. The problem with the open ditch is that the culvert under the railroad is not large enough to keep the ditch from overtopping its banks in a situation



as occurred in 1996. On the 063034 parcel there is the remnants of a ditch that may have been there to take on a runoff situation. It can be seen in the aerial photo. It's the only green area on this parcel.

The pond mentioned in the document was not built for irrigation, it was a product of gravel removal for the Wenatchee overpass. During rehab of the area, after gravel removal, this ditch was leveled, thus the ditch ended on this parcel, causing water to back up on the parcels to the west.

6) We didn't see the mention of snow removal and no designated areas to move snow if a large snowfall occurs.

7) There was mention of sidewalks but we didn't see anything regarding street lights, etc., and who is responsible. The city?

8) Will Cle Elum's existing water system be adequate to take care of this additional burden? Will the city's existing systems for east end water pressure and volume be adequate?

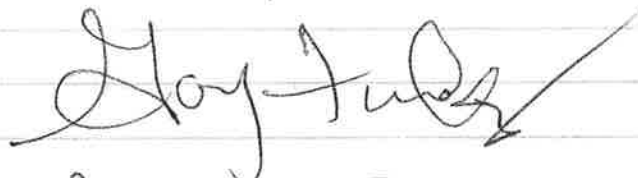
9) Will the existing sewer system handle this increase in volume? If not, who will pay for this?

Upon ending, we would like to see some open space designation within the
(3)



development. The document talks about parks, etc., in town. But why can't this be part of this development also. Even though this is not a gated community, it is a proposed community within the city.

In summary, we have hope that the city will do the right thing for all residents of this city and not trust the developer.


JoAnne Fudacz

Gary and JoAnne Fudacz
1309 E. 1st St
Coe Elum, WA 98922
509-674-2259
Dec. 20, 2024



18th December 2024

To whom it may concern,

Thank you for your notification regarding the proposed development plan for Wildwood Ranch LLC. The provided documentation allowed me to thoroughly assess and evaluate the proposal.

The Wildwood Ranch Development, outlined in the application (File Numbers: SUB-2023-003, DA-2024-001, SEPA-2024-004), raises significant concerns about its impact on the environment, local wildlife, infrastructure, and the surrounding community. This letter summarizes these concerns, drawing from the facts outlined in the application, and providing

further insights into the risks posed by the development to Cle Elum residents and the natural landscape.

Water Impact: The proposal's stormwater management strategy lacks sufficient protections for surrounding ecosystems, including our community pond. It should be noted that all homes with direct access to pond share ownership of this land. There are concerns about possible contamination of the water source, which serves as a vital resource for wildlife such as: elk, eagles, migrating birds and residents. The proposal also raises questions regarding flooding risks, particularly for surrounding homes, including mine as I am directly which may be impacted by the overflow. **Wildlife:** The SEPA checklist underestimates the diversity of wildlife in the area, failing to account for species that depend on the pond for survival. As written, the development lacks provisions for wildlife protection, which could lead to displacement of animals vital to the ecosystem.

Just last week I watched over 25 elk come down from steiners canyon, stop and eat where proposed homes would go and continue to pond. When there are almost 100 homes built the elks path will be completely blocked

Noise: The proposal downplays the noise impact on the community. With increased density, we anticipate significant noise from construction, traffic, and social gatherings that could negatively affect quality of life for existing residents.

Parking & Traffic: How can this number of homes be built when there is no infrastructure of sidewalks preexisting on 1st or 3rd street. The development plan suggests two parking spaces per home, which would add considerable traffic congestion in a neighborhood with only one access point. This could have serious implications for emergency response times. The traffic impact analysis also fails to account for discrepancies in dwelling numbers and infrastructure that would support such density.

Aesthetic and Recreational Concerns: Cle Elum is a place people come to love the outdoors. The city should make this their priority. A park would help preserve this land for animals and the community. The proposed development fails to integrate aesthetically with the surrounding community, leading to concerns about lowered property values. Additionally, there are no provisions for recreational

opportunities, such as walking paths, playgrounds, or green spaces, which could mitigate the impact of the increased population.

Environmental & Safety Revisions: I propose a revision of the development plan to include single-family homes with larger lots around the perimeter, reducing density, and thereby lessening environmental impacts, noise, and traffic congestion. This would ensure better integration into the existing community, provide safer infrastructure, and protect vital water resources.

In conclusion, while development is necessary for growth, it must be approached responsibly. This proposal, as it stands, fails to address crucial environmental, safety, and community concerns. I am extremely concerned with variation and request to alter existing city code, ultimately putting the residents of Cle Elum at risk, along with the the City of Cle Elum. I urge the relevant authorities to reconsider this plan and work towards a more sustainable, thoughtful approach that preserves the character and quality of life for all residents.

Thank you for your attention to these important matters.

Sincerely,
Chris Ingmire



400 Deer Meadow Drive #B
Cle Elum WA 98922
740.412-6031



Kendrick Station HOA

Deer Meadow Drive
Cle Elum, WA 98922



December 15, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922
Attn: Planning Department

**RE: Wildwood Ranch LLC Development Application Concerns; SUB-2023-003,
DA-2024-001, SEPA-2024-004**

To Whom It May Concern,

We are writing to you to express concerns over the recent applications submitted to you by Wildwood Ranch LLC to develop approximately 11 acres with 93 lots near our ten homes on Deer Meadow Drive.

Upon reviewing both the application submitted by Wildwood Ranch LLC and the City of Cle Elum's design criteria, as specified in their preliminary subdivision application requirements, we feel that there are several discrepancies and that the application submitted by Wildwood Ranch does not in fact meet many of the city's criteria.

Some of our specific concerns are as such:

- The preliminary plat application submitted by Wildwood Ranch LLC includes common wall structures on parcel 063064 and is thus not consistent with the City's Future Vision and Future Land Use Map (see below) of the subject property (as indicated by red arrow) or surrounding neighborhood.
- As you can see the map indicates that the subject property's designated zoning to be low density residential. By allowing many multi-family properties in this proposed plat this would not be consistent with the city's comprehensive plan of buffering a low density (rural residential) zone to higher density ones.
- The plat also appears to be exceeding current lot impervious coverage limits of 45% to 60% by allowing up to 80%. Increasing impervious surfaces to 80% calls for an extreme concern to flooding and contamination of our pond, streams and rivers.
- A variance from code for common wall units requires a 5-foot setback however, these minimums would not be required.
- The future land use map would better align with the public interest by gradually transitioning from the existing low-density zones, ensuring appropriate setbacks and buffering to maintain harmony within the neighborhood.
- All this creates is a development that doesn't provide appropriate open spaces, code required alleys and blocks, open trails, added transit stops, parks and recreation.

- In addition, due to the close proximity of the proposed two-story structures to existing single-story buildings, there are concerns regarding the potential obstruction of mountain views for neighboring properties. Furthermore, the height of these two-story structures may result in increased light and glare, which could have a negative aesthetic impact on the surrounding area.
- Based on the number of dwellings and acreage, each lot would be approximately 3,000 square feet. As a community, we are unaware of any developments in Cle Elum that allowed such density.
- It appears a residence was recently removed from parcel 623134. *How does this impact the SEPA report?*

Natural Pond & Wildlife:

The pond to the SE and SW of the subject property is classified as Type F. This indicates that it has fish and wildlife present. Four home owners at Kendrick Station have full access to the pond. With a variety of photos shown below, this is only an introduction to what our community experiences but the variety of wildlife that depend on this pond as a food and water source in order to survive.

There are a variety of fish, birds (including bald eagles that feed off of the fish, crane species and hawks) and an otter family, ducks and geese that all frequent the pond. In addition, elk and deer use the subject property as a migration route to the pond and many small animals such as wild turkey, geese, rabbits, rats and mice frequently inhabit the subject property.

The application indicates that there will be a detention area from the development within close proximity to the pond and it seems likely there would be overflow into the pond along with waste material from roofs, driveways and roads that could also enter into the pond. *What impacts, protections and/or buffers are being considered in regards to this pond and the wildlife that often call this subject property home? Isn't this a protected body of water per the "Clean Water Act?"*





The Geotech report submitted by Wildwood Ranch appears to be done for feasibility purposes and its review was based on a much smaller lot development (40 homes vs 93 homes). *Shouldn't the application information reflect the correct number of proposed dwellings to ensure it meets city code requirements?*

- The report states a higher water table and the city maps indicate susceptibility of soil liquefaction hazard to be moderate to high.
- With a lack of storm infrastructure in this rural area and the potential for poor soil infiltration, and high-water table, *how would these conditions be addressed?*

Impervious Surfaces & Potential Contamination:

With the aforementioned higher water table on the proposed site and considering we are on a well and septic, what mitigation efforts will be put into place to protect our water quality and well contamination by the pollutants caused by all of the proposed impervious surfaces?

- Would water and sewer be brought to Kendrick Station and other nearby communities to mitigate this potential problem?
- Would we have to install piping or pay latecomers fees for a problem we did not create?
- These issues could also be delayed by allowing this development to span 15 plus years with the possibility of this being sold and built by different developers and city staff changes over the years causing concern of who would be accountable if problems occurred.

Proposed Duration of Construction:

The proposed duration of this project represents upside to the developer and not its community. Proposing current residents and wildlife to fifteen years of ongoing construction and all of the inconveniences that accompany a large-scale construction project such as; traffic revisions, constant dust and dirt, increased noise, and a large number of workers in and out of the area (including their equipment, vehicles and garbage) does not represent a responsible development plan.

- Is it in the city and community's best interest to be vested for 15 years and allow development to side step any unforeseen code changes required for public health and safety that may be required throughout the 15 plus years?
- This duration is unacceptable to the community of Cle Elum and its established residents in this area as quiet enjoyment would no longer exist.

City Sewer & Water Access Concerns:

It is unclear from the information available to the public if there are adequate resources for public amenities such as water, sewer, fire, transportation and schools to serve this project.

- Have existing Cle Elum residents and businesses being served by these resources been notified of the potential impacts?
- Have they been allowed to comment?

Concerns with Proposed Access to this Development:

The preliminary plat does not appear to have access to a public right-of-way since much of the public access is off of a private easement from Deer Meadow Drive.



It is unclear that this easement allows this type of access or its initial intent was to service the number of multi-family driveways and access roads for this large of a development.

- In addition, the development states that it will be dedicating its right-of-ways. Does the existing easement have adequate verbiage that authorize this?
- Also, the increased hourly car trips on the easement road and small surface street connection points, what are the mitigation measures for these potential issues?
- Given all homeowners in Kendrick Station and who live on Wits End have one access in/out, the plan indicates no improvements would be made to ensure the safety of our families/pedestrians, or proper signage and improvements to keep our private easements protected from such added density.



In conclusion, this proposed development appears to deviate from many of the city's visions, standards and development codes. It creates many more questions than answers and leaves us wondering what considerations and safeguards are in place for the current wildlife, residents and community at large.

Development in a growing town is inevitable, but it must adhere to standards that ensure it is done in a sustainable, safe, and thoughtful manner. The development should offer **benefits for both the community and the developer**. While developers aim to generate profit, communities should not be left to bear the full burden of the project's negative impacts, such as disruptions, environmental concerns, reduced property values and strain on public services.

The community deserves to see tangible benefits from the project whether in the form of improved infrastructure or other enhancements that directly contribute to the local area, as well as integration within the community. To achieve this, the reduction of dwellings would be

required, along with larger lots to improve aesthetic cohesion, add green space and not negatively impact existing home values.

Sincerely,
Kendrick Station HOA

1. *Cara McLeod* - 390 Deer Meadow Dr (HOA President)
2. *[Signature]* 390 Deer Meadow Dr.
3. *Shannon Elbel* 431 Deer Meadow Dr.
4. *[Signature]* 431 Deer Meadow Dr.
5. *[Signature]* 720 Deer Meadow Dr.
6. *Isa Rixinger* 232 Deer Meadow Dr.
7. *[Signature]* 370 Deer Meadow Dr.
8. *[Signature]* 370 DEER MEADOW DR.
9. *[Signature]* 351 DEER MEADOW DR.
10. *[Signature]* C Kocher 351 Deer Meadow Dr.





Water Runoff & Soil Concerns:

The storm water tract locations would also appear to alter the natural flow of drainage in our area and we worry that it could impact our homes with flooding issues, along with potential risks to surrounding streams and rivers.

December 18th, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



Subject: Concerns Regarding Wildwood Ranch LLC Development Applications (SUB-2023-003, DA-2024-001, SEPA-2024-004)

To whom it may concern,

I am writing to express my concerns regarding the proposed large development in Cle Elum. While I understand the potential for growth and development, I feel that this project is too large for our community to handle at this time.

Traffic in Cle Elum is already becoming congested, and our infrastructure, particularly roads and traffic lights, are not equipped to support such a large development. Additionally, there is a lack of affordable grocery options, with Safeway becoming overcrowded and expensive for many residents.

My primary concern, however, is the impact this development may have on the natural environment. The wildlife and natural beauty of this area are key elements that make Cle Elum so special, and I fear this development may disrupt that balance if we do not maintain larger lots similar to homes in this area, like mine.

I urge the city to reconsider allowing such a large-scale development in this area. A more thoughtful and cohesive approach, one that prioritizes the community's well-being and adheres to established city codes, would be much more beneficial. City codes are in place to ensure the health and safety of residents, and it is important that this new development complies with these standards to minimize potential risks to our community.

I ask for your careful consideration of these concerns, and I trust that the city will take the necessary steps to ensure the development aligns with Cle Elum's needs and values. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Beverly C Kocher'.

Beverly C Kocher
351 Deer Meadow Drive
Cle Elum, WA 98922
509.859.1047



City of Cle Elum, Attention: Planning Department/Wildwood

119 West First Street, Cle Elum WA 98922

Reference File numbers (SUB-2023-002, DA-2024-001, SEPA-2024-004)

Wildwood Ranch

In regards to the proposed Wildwood Ranch project I have several serious concerns and strongly oppose the plan as it currently proposed. I will lay out some of those concerns below and by the end I'm sure we can all agree that the current plan needs significant adjustments to gain city and community approval.

The first major concern is the density and lot size proposed. The average lot size proposed is approximately 3000 sq/ft. There is no development located within the city of Cle Elum or upper Kittitas county that allows this type of extreme density. The proposed neighborhood would not fit in with current city or upper county standards. Standards that many people who live in the city and upper Kittitas county appreciate and moved here because of those standards. Most lots in city limits are around 7000 sq/ft which allows for a home with some character and neighborhood feel. The 3000 sq/ft lots proposed would force the look from the street to be nothing but a garage door and a front door. There simply isn't enough space to put more than that on the front of the house, this also forces all the homes to look identical. I can't imagine the city would allow this level of density anywhere, it isn't safe, it is ugly, it lacks character and class and simply isn't what Cle Elum is all about. It also destroys habitat for the wildlife in the area.

My second major concern is the destruction of wildlife habitat. I fully understand that this lot will be developed for housing and have no issue with development. The proposed number of homes and impervious surface detailed in the report allows no room for wildlife habitat. Very often I see herds of elk, deer, flocks of geese, turkeys, and occasionally a bear utilizing the empty field for grazing. If we were to put half the homes proposed on the property it would at least allow some space for continued habitat for the wildlife and would fit in with the aesthetics of the surrounding neighborhoods. With 93 homes on less than 12 acres I assume streetlights will be required for safety reasons, this will add an unacceptable amount of light pollution further impacting wildlife in a negative and unrecoverable way.

Access is another significant concern of mine. The proposed road along deer meadow drive which will service the majority of the homes in the development is currently a private road mostly on county property not city property. Where exactly is the new city street going to be placed along with the sidewalks and storm drains? With this number of homes in a small space access is going to be an issue. 93 additional homes will have a huge negative impact on the narrow roads that are already failing. Traffic in and out of the development will certainly be a concern. Are traffic lights part of the

project to control traffic? None of the surrounding city streets have sidewalks, this makes walking to town unsafe and with a density as high as proposed it is assumed many people will walk to town. If sidewalks aren't provided on all of the streets leading to the development it would open the city up to litigation by not providing a safe way to walk to town, a primary city service. Again, the density proposed has to trigger all of these safety issues and concerns. There are currently no sidewalks on 3rd street which will be the primary access to this development. We certainly can't allow twice the density in this development compared to the homes currently on 3rd street without first installing sidewalks on all the streets leading to and from the development.

The final major concern is the length of development. It is proposed to take 20 years or longer to develop this project to completion. This is completely unacceptable. No property neighboring the project wants to live in a construction zone for 20 years or more. I have been in the industry for more than 22 years and have never seen a residential housing project with this extensive timeline. I can't see how the city would ever put it's current residents and future residents through this extreme nuisance for that length of time. It's only 11.97 acres with extremely tight lots, this project needs to be completed within 3 years maximum and can't have lots smaller than 7000 sq/ft.

In summary the project proposed in its current form is simply not acceptable for Cle Elum and its surrounding upper-country residents. The density of the proposed project is simply too high for the currently stat of city services and surrounding roads. Residents surrounding the project moved here to have a little space around their homes, enjoy nature, see the wildlife, experience little to no traffic, walk in safe neighborhoods without fear of getting hit by a car, and hope the city will respect those qualities. I am accepting that this parcel will be developed for residential use. I ask that the city hold the developer to develop it to fit in with the surrounding areas and the city in general. Lets get the lot sizes to 8,000-10,000 sq/ft, lets put in a few sidewalks, lets limit the impact on wildlife and light pollution, let's think through the access and specifically how is the traffic flow going to impact safety and lets start and complete this project in a reasonable amount of time. Essentially I ask that the city think of the residents and values that make Cle Elum great not just the greed of a developer.

Thank you for your time and consideration

Sincerely ,



Benjamin Lazowski

251 Deer Meadow Drive

Cle Elum WA 98922

509-656-4518



City of Cle Elum
119 West First Street
Cle Elum, WA 98922
Attn: Planning Department/Wildwood
Dec 9, 2024



Applicant Wildwood Ranch, LLC
File Number: SUB-2023-003, DA-2024-001, SEPA-2024-004

Planning Department -

This letter is to inform you of my concerns regarding the Wildwood Ranch planned development at the end of 3rd street in Cle Elum.

Land Use: This plot does not conform to the current city development appearances, 93 homes on 11.97 acres, home sites are smaller and more dense than any other development within city limits. The developments around this property have .76 acre lots and above. With that many homes in such a small space, fires are a concern. There is no green space or park noted for this community.

Wildlife: In the SEPA Environmental Checklist, there is no mention of Elk on this land. Elk use this land every morning and night in the winter from about late October through March/April. I have also witnessed eagles and hawks on the property, which were not noted. It would be a disservice to put 93 homes on 11.97 acres and disrupt the amount of wildlife that seek out that property. If home sites were 0.25 acres and above this would help preserve raw land for wildlife migration. The SEPA form also shows that it is pasture land, yet not checked off in the report, so the paperwork has been filed incompletely.

City Infrastructure : Currently the city of Cle Elum does not have the infrastructure to support 93 more homes on their outdated sewer system. Businesses on 1st street have had to shut down for weeks due to an inadequate sewer system. Why are we allowing more homes on this system until it is up to date? Our roads are in disarray and also need to be updated and maintained to a better standard, adding this many more homes will only increase the wear and tear on already overused roads without the proper maintenance needed. Using the road Deer Meadow Drive is a private county street, and maintained by the HOAs of the homes that live down it, not a public city street. This development will add over 770 weekday trips potentially to a private road that is not city maintained. Currently the plot map shows that home driveways will come off of Deer Meadow Drive. How is it possible to make a privately maintained county road the access for city lots? Will the city now be maintaining a county road?

I am not suggesting that no building or growth happen in Cle Elum, I am simply asking to take a look at the density of the current plot, how the homes and lots are situated, the current infrastructure that is inadequate for 93 more homes to be added to and the environmental impact this community will have on the wildlife in the area.

Thank you for your time and consideration in this matter,
Stacey Lazowski
425-765-8871
slazowski@costco.com

A handwritten signature in black ink, appearing to read "Stacey Lazowski".









Subject: Concerns Regarding Wildwood Ranch LLC Development Applications

Date: November 30, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922

ATTN: Planning Department

To Whom It May Concern,

I am writing to express my concerns regarding the applications submitted by Wildwood Ranch LLC, specifically Notice of Complete Applications: SUB-2023-003, DA-2024-001, SEPA-2024-004.

The original plans reviewed a year ago indicated a significantly smaller development, with only 46-48 homes proposed behind the Kendrick Station plot where I reside. The current proposal for 93 lots, including mixed single-family and common wall units, raises several issues that I believe warrant serious consideration.

As my property is in the southeast corner of the proposed development, I am particularly concerned about the following:

1. **Impact on Property Values and Land Usage:** The increase in density and the type of housing proposed could negatively affect the value of my property and alter the character of our community.
2. **Environmental Concerns:** I am worried about potential environmental issues, particularly regarding water runoff and retention in the pond located south of the Kendrick Station development. Wildlife such as fish, otters, ducks, eagles, deer, elk and many bird varieties rely on the pond. Have studies been completed?
3. **Sewer Capacity:** The city is already facing sewer capacity challenges. Adding this development could further strain the system. Will the Kendrick Station development be rezoned and have studies been completed?
4. **Water Supply:** We are uncertain whether city water will be part of this development. The Kendrick Station community already experiences water issues with our well, and the implications of not utilizing city water could adversely affect us. Have studies been required?
5. **Future Development Considerations:** While I understand that growth in Kittitas County is inevitable, I urge the city to reconsider the size and type of developments permitted in our area. Are these homes considered affordable or low income?
6. **Infrastructure and Community Impact:** Will residents have the option to connect to the city sewer system, natural gas, and city water, or will these be mandated due to rezoning? Additionally, will there be a physical barrier, such as a wall, fence and greenspace to separate the new development from our property?

7. **Extermination:** The homeowners already have rodent activity from the field and full remediation would be required prior to groundbreaking or they will be driven into our homes.
8. **Roads:** Our road is privately owned and maintained. What is being done to maintain the entrance thoroughfare and how will vehicles be prohibited from entering Kendrick Station?

I would appreciate your attention to these matters and request to be notified of all future meetings regarding this application and its approval process.

Thank you for considering my concerns.

Best regards,  

Cori McLeod and Jon Babcock
390 Deer Meadow Dr.
Cle Elum, WA 98922
corimcleod70@gmail.com
(206)353-2237





Concerns to Wildwood Ranch LLC Development Application Proposal

Date: December 16, 2024

To whom it may concern,

Thank you for the opportunity to review the above referenced Wildwood Ranch LLC development application proposal. I have also read the letter submitted by Cherie Tourangeau dated December 7, 2024. I live in the Thunder Ranch subdivision off Kingston Ct and Wits End Dr.

I share Mrs Tourangeau's concerns in her thorough letter. I would echo her statements that this application is inconsistent and lacking accurate data or statements. I also share her sentiment that growth is a part of our community but needs to be done responsibly and while maintaining the quality of the environment and living conditions.

I specifically chose to move to our neighborhood for the aesthetics and openness. The density proposed in the application far exceeds the surrounding neighborhoods and is not supported by the proposals in the application. Neither the traffic analysis nor the SEPA review accurately state or mitigate the impacts this project would have on our community. The 93 homes as outlined in the latest map for Wildwood Ranch provides lots around 3000 sq/ft. We see these zero lot line communities in dense urban/suburban communities. It simply doesn't fit here while maintaining our quality of life.

When a proposal necessitates the City of Cle Elum to approve two pages of variances to existing ordinances, it should be a red flag that the project is not well planned nor fitting with existing development regulations. Wildwood Ranch LLC should be denied permits until the vast majority of these variations have been remediated or are no longer required.

The surface water management as proposed is another issue. As a homeowner in another subdivision where inadequate run-off controls resulted in flooding and numerous lawsuits and property damage, I cannot overstate the need to have a solid plan. Stating the existing pond should be an overflow option is simply not realistic or responsible. It places the existing homeowners on a predictable path to losses and litigation, both with the developer and the City.

In closing, I accept there will be growth and development. I knew the parcels in the Wildwood Ranch LLC were in the planning process. But the application as submitted requires significant revision to be compliant with City and County existing codes and to be responsible to the surrounding communities it will impact.

Sincerely,

Mark and Katie Pepper
60 Kingston Ct, Cle Elum, WA 98922

Katie Pepper
Mark Pepper

City of Cle Elum

119 West First Street

Cle Elum, WA 98922

Attn: Planning & Development Division

RE: Wildwood Ranch LLC proposed Housing project

Location: 1317 E. Third Street

File Number: SUB-2023-003, DA-2024-001, SEPA-2024-004

December 15th, 2024



Dear Planning Committee,

Thank you for the Notice regarding the above-mentioned project. My name is Logan Ponnosamy and I am one of the resident of Kendrick station development at the end of 3rd street. I am sure the planning committee has received plenty of comments from the residents of Cle Elum regarding this project and why it should not be approved as is. I am surprised this project as presented is even under consideration, this is a very dense construction project on such a small parcel of land in a small town like Cle Elum. The planning committee surely is already aware of the problem which exist with such a high-density housing project and from what you have already heard and read from the different residents in the area. Instead, I would rather provide a different perspective on this project instead of repeating all the cons related to this project.

I have lived here for the last 15 years, and I am the oldest resident in the Kendrick station development, I could have chosen a different part of the state and believe me I looked at several places before choosing this area. I was very familiar with this area already, my son and I did a lot of backpacking trips in the teanaway area, thorpe lake, cooper lake etc., this is a very beautiful place and there are tons of outdoor activities throughout the year, the wildlife is simply amazing, how many places can you walk out onto your driveway and enjoy seeing a family of migrating elks resting only a 100 yards from you in the open field where Wildwood ranch planned on putting 90 plus homes. This does not make sense.

The Kendrick station housing development was developed by a very thoughtful developer, Pine ridge partners owned by the Dewalts who were very familiar with this area, they had planned to put 7 duplex with ample of space between each one, unfortunately the housing market went down back in 2009 and they were only able to build one duplex and later sold the remaining lots, fortunately the lots remained the same size for a future developer to be able to only build one home per lot. There was minimum impact on the wildlife who called this place home, while also keeping the character of a small city. I once saw a fox in our developments and on a yearly basis, you will encounter all kind of bird species including Owls, wild Turkeys, red hawks feeding on voles in the nearby fields, deers still enjoy feeding on grass while meandering between the houses and they have no fear of the residents. Just imagine what would happen if this lot is occupied with 90 plus homes.

A project this size can only belong in a city like Seattle where space is limited and there's a big demand for housing, Cle Elum does not have a need for this type of housing project, while there is a need for low-cost housing everywhere, I doubt these homes would be sold at an affordable price. Wildwood ranch has an obligation to maximize profits for its partners, but should it be at the expense of a small town like Cle Elum? I am sure all the members of the planning commission and development have lived in this area for awhile and appreciates the small community feel and what Cle Elum has to offer, and I would like to ask all the members of the planning commission to think hard before granting a permit to build 90 plus home on the above proposed site. If this project is approved as is, there's no going back. I am not against building homes on this property, but I think it would best suit this area to have a lot less homes than the proposed plan.

Just remember the wildwood Ranch LLC will be gone tomorrow once this project is done, Cle Elum will be forever changed.

Logan Ponnoosamy
Betina Ponnoosamy.

Logan & Betina Ponnoosamy
230 Deer Meadow Drive
Cle Elum, WA 98922



December 16, 2024



City of Cle Elum, Attention
Planning Department/Wildwood
119 West First Street
Cle Elum, WA 98922

City of Cle Elum file number: SUB-2023, DA_2024, SEPA-2024-004

We are neighbors whose property abuts the proposed Wildwood Ranch and have concerns which affect our property. Among those concerns are the following:

- Increased traffic, and the degradation of existing Third Street, East First Street, and Spansky Way;
- Lack of sight/sound barriers shielding adjoining properties from increased noise and light;
- Currently all adjoining properties are served by individual septic systems, we are concerned that we would be required to connect to a public sewer system as required by CEMC 13.08.050; and the cost attendant upon such connection;
- The added burden on the City of Cle Elum fire department to provide adequate fire protection to 93 new residences;
- Added police protection needs with the addition of 93 new residences;
- The property currently consists of two tax parcels which would be entitled to 2 domestic water connections to the City water System. Ninety-one additional connections will burden the current water supply and distribution system;
- Additional Emergency response medical personnel needed to address the emergency medical needs of what could be 400 additional residents;
- Additional run-off and storm water disposal requirements with approximately 12 acres of permeable soils now being covered with impermeable improvements;
- Building lots having less than 5000 square feet as required by CEMC 17.16.070;
- The lot sizes proposed are inconsistent with the lot sizes of all the surrounding properties.

E. RENFRO AND SONS
1310 EAST 3RD ST

Dyle Renfro
Ken Renfro

Dwight & Sherrie Renfro
1310 EAST 3RD ST

Dyle Renfro
Shirley Renfro

Kenny + CHAIRMAINE Renfro
1300 EAST 3RD ST

Kenny Renfro
Chairmaine Renfro

Kim Bostwick
Col Bostwick
Susan Bostwick

→ OVER

Gay Judy

Joan Judy

Randine Glendon

Charles J. Glendon

Jim

Melissa Hosmer

Jo Anne McFadden

1309 E. 3rd St

Cle Elum, WA 98922





December 15th, 2024 - Wildwood Ranch File Number: SUB-2023-003,
DA-2024-001, SEPA-2024-004

To whom it may concern:

I am writing to express my concerns regarding the proposed Wildwood Ranch development and its anticipated effects on our community, particularly in relation to traffic and safety issues, the requested code revisions, and the potential impact on local wildlife, including elk and other species.

As a resident of Cle Elum (part of Kendrick Station), I have observed firsthand the importance of maintaining a safe and sustainable environment for both our community members and the wildlife that inhabits this beautiful area. The proposed development raises significant concerns about increased traffic on our roads, which would create hazardous conditions for drivers and pedestrians alike. The influx of vehicles accompanying this large-scale project would likely lead to more accidents and put our families, particularly children and elderly residents, at greater risk.

Additionally, I understand that many code revisions have been requested to facilitate the development. While growth can be beneficial, it is crucial that any changes made do not compromise the safety and quality of life of our residents. Our community's well-being depends on enforcing strict standards that protect both people and the natural environment.

The potential impacts on local wildlife cannot be overlooked. The Cle Elum area is home to diverse species, including elk, which are vital to our ecosystem and cultural identity. Habitat loss due to development can have dire consequences for these animals, disrupting migration patterns and leading to increased human-wildlife conflict. It is essential that we preserve the natural habitats and corridors that allow wildlife to thrive in our region by ensuring new development integrates with the community and its wildlife.

I urge the City of Cle Elum to consider these significant issues before moving forward with the Wildwood Ranch development. A comprehensive impact assessment that examines traffic, safety, and ecological effects is crucial for



ensuring that our community remains safe and that wildlife is adequately protected.

While development supports our town's growth, as this application stands today, this proposal must be improved and the number of dwellings reduced significantly.

Thank you for your attention to these important matters. I appreciate your commitment to upholding the values of our community and safeguarding our environment for future generations.

Sincerely,

A handwritten signature in black ink that reads 'Lisa Riexinger'.

Lisa Riexinger
230 Deer Meadow Drive, #B
Cle Elum, WA 98922
lriexinger@gmail.com
509.304.4668

December 20, 2024

City of Cle Elum, Attn: Planning Department/Wildwood
119 West First Street
Cle Elum, WA 98922

Ref: SUB-2023-003, DA-2024-001, SEPA-2024-004
Wildwood Ranch



Greetings:

We are submitting the following comments concerning the proposed project. Thank you for the opportunity to comment.

1. Address: Is the address correct? We live at 1313 East Third Street and this project is across the street. Should it not be an even numbered address?
2. Flooding: We have lived at 1313 East 3rd Street since 1976 and have seen several flood events. These are normally in the spring but can happen anytime there is a Silver Thaw. Has there been adequate consideration for surface water run-off. When these events occur the field fills with geese and other water fowl. Have these events been taken in to consideration.
3. Dust: Deer Meadow Drive is not surfaced. All roads need to be surfaced during pre and post construction and during site preparation. Construction traffic and residential traffic along with site preparation work needs to have dust control measures implemented.
4. Traffic: With approximately twenty structures, both residential and commercial and only one access/egress route, there is an amazing amount of traffic on Third Street. This proposal puts two more roads on Dear Meadow Drive which will significantly increase the volume of traffic. Have speed bumps been considered to slow vehicles down? Will additional law enforcement be available to slow folks down? Has the City considered photo-cams to control speeders?

We have included our letter to the City (July 17, 2024) concerning the vacation of the alley between Spansky Way and Dear Meadow Drive. Our concerns are consistent.

5. Revenue: Will the development generate enough revenue to cover the additional costs to the City for fire protection, law enforcement, medical needs, utility needs (both summer and winter), and road maintenance.

We thank you again for the opportunity to comment.

Floyd and Rachele Rogalski
1313 East 3rd Street
Cle Elum, WA 98922

Handwritten signatures of Floyd and Rachele Rogalski in blue ink. The signature "Floyd Rogalski" is written above "Rachele Rogalski".

Ph: 509-674-2371
Email: frog2@q.com

July 17, 2023

City Planner Colleda Monick
planning@cleelum.gov

City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Subject: Stubbs ROW Vacation

Greetings:

We have no objection to the vacation request. The alley has never been developed. We do ask that in the approval of the proposed land use action, multiple access/egress routes be required and dust abatement is required during development and afterwards.

The existing condition on Deer Meadow Drive is not acceptable with only Third Street as the only access/egress route for residential, commercial and industrial use. Adding more traffic to this route will only make matters worse.

If we are not mistaken, Deer Meadow Drive is half in the county jurisdiction and half within the city limits. Please consider this when approving the development plan and access/egress routes.

Thank you for your consideration.

Floyd and Rachele Rogalski
1313 East Third Street
Cle Elum, WA 98922

Ph: 509-674-2371
Email: frog2@q.com



Subject: Concerns Regarding Wildwood Ranch LLC Development Applications

Date: November 25, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922

ATTN: Planning Department

To Whom It May Concern,



I am writing to express my concerns regarding the applications submitted by Wildwood Ranch LLC, specifically Notice of Complete Applications: SUB-2023-003, DA-2024-001, SEPA-2024-004.

The original plans I reviewed a year ago indicated a significantly smaller development, with only 46-48 homes proposed behind the Kendrick Station plot where I reside. The current proposal for 93 lots, including mixed single-family and common wall units, raises several issues that I believe warrant serious consideration.

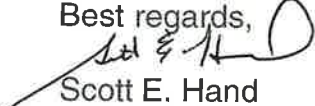
As my property borders the southeast corner of the proposed development, I am particularly concerned about the following:

1. **Impact on Property Values and Land Usage:** The increase in density and the type of housing proposed could negatively affect the value of my property and alter the character of our community.
2. **Environmental Concerns:** I am worried about potential environmental issues, particularly regarding water runoff and retention in the pond located south of the Kendrick Station development. Increased development could exacerbate these issues.
3. **Sewer Capacity:** The city is already facing sewer capacity challenges. Adding this development could further strain the system. Will the Kendrick Station development be rezoned, and has this question been addressed?
4. **Water Supply:** We are uncertain whether city water will be part of this development. The Kendrick Station community already experiences water issues with our well, and the implications of not utilizing city water could adversely affect us.
5. **Future Development Considerations:** While I understand that growth in Kittitas County is inevitable, I urge the city to reconsider the size and type of developments permitted in our area.
6. **Infrastructure and Community Impact:** Will residents have the option to connect to the city sewer system, natural gas, and city water, or will these be mandated due to rezoning? Additionally, will there be a physical barrier, such as a wall, separating the new development from our property?

I would appreciate your attention to these matters and request to be notified of all future meetings regarding this application and its approval process.

Thank you for considering my concerns.

Best regards,



Scott E. Hand

370 Deer Meadow Dr.

Cle Elum, WA 98922

Handsup70@gmail.com

(425) 443-5099



December 20, 2024

To Whom It May Concern,

I appreciate the notice of the newly proposed Wildwood Ranch LLC application. I am writing to formally oppose the proposed Wildwood Ranch housing development. After reviewing the project details, I am deeply concerned about the implications this development would have on our community, particularly regarding its density and the resultant increase in traffic.

The proposed development's density is far too high for an area that is adjacent to Rural zoning. This transition from a rural setting to a densely populated housing project would not only disrupt the character of our neighborhood but also set a concerning precedent for future developments in the area. The rural zoning is intended to preserve the open space, tranquility, and agricultural heritage that many of us value. Introducing such a high density of housing units contradicts the fundamental principles of maintaining a balanced and harmonious community.

Furthermore, I am particularly worried about the increased traffic that this development would bring. Our current road infrastructure is not equipped to handle a significant rise in vehicle volume. The influx of new residents will inevitably lead to more cars on the road, which will not only increase congestion but also pose safety risks for pedestrians, cyclists, and children playing in the vicinity. The surrounding homes, many of which are family-oriented, would be severely impacted by the noise, pollution, and safety hazards associated with increased traffic.

In conclusion, I urge you to reconsider the proposed housing development in light of these concerns. We must prioritize the integrity of our community, the quality of life for our residents, and the preservation of our rural character. Thank you for taking the time to consider my perspective, and I hope you will act in the best interest of our community.

Sincerely,

Marcie Stevens

Marcie Stevens



Concerns Regarding Wildwood Ranch LLC Development Proposal



Date: December 17, 2024

To: City of Cle Elum Planning Department, and Whom It May Concern,

I have reviewed the documentation related to the proposed development plan for Wildwood Ranch LLC, as outlined in the application documents (File Numbers: SUB-2023-003, DA-2024-001, SEPA-2024-004). After careful consideration, I have significant concerns regarding the potential impact on the environment, local wildlife, infrastructure, and the well-being of the surrounding community.

This summary highlights key issues based on the application materials, providing a clearer understanding of the risks this development poses to both the natural landscape and Cle Elum residents. The following points address concerns related to safety, traffic, water management, wildlife protection, noise, parking, and more.

1. Construction Phasing and Duration (Page 2, A6)

The proposed construction schedule indicates that the project will begin in 2024 and be completed in 1-6 phases over the next 20 years or as the market allows. Our quiet neighborhood, consisting of 9 homes in Kendrick Station, 9 homes in Thunder Ridge Plat, and the Goldies residence, will endure construction-related inconveniences and noise for up to 20 years. This extended construction timeline will significantly disrupt the quality of life for current residents.

2. Impervious Surfaces and Water Runoff (Page 4, B1g, Page 6, 3c)

The application states that up to 60% of the site may be covered with impervious surfaces, which could increase as more structures, roads, driveways, patios and sidewalks are added. This will result in significant stormwater runoff. The plan indicates that stormwater runoff will be detained, infiltrated, and conveyed to detention areas in the central and southeastern corners of the property. However, with such a high percentage of impervious surfaces, not all runoff will be contained, potentially leading to flooding in the surrounding areas, including the pond currently present in that same southeastern location.

3. Vegetation Removal (Page 7, 4b)

The proposal calls for minimum removal of vegetation necessary to construct the proposed multi-family residences. However, based on site observations and video of the proposed development, it appears that nearly all current vegetation will be removed. This could lead to increased water runoff and the loss of natural habitat, which is concerning given the local wildlife population.

4. Impact on Wildlife (Page 7, 5a, 5d)

The application mentions common wildlife such as songbirds and deer, but we have observed a more diverse range of species in the area, including bald eagles that nest nearby, elk that eat the vegetation and bed down in the field, and owls, beavers, bears, and bobcats. The development's impact on these species, particularly the use of pesticides and other chemicals that property owners would use, could harm local wildlife and disrupt the health of the nearby pond and its fish population. The proposal includes no measures to preserve or enhance wildlife, and this lack of protection is concerning.

5. Energy and Utility Concerns (Page 8, 6a, Page 14, 16b)

With an increase in electric vehicle usage, can the city's electrical grid accommodate the added demand from the 93 new dwellings with several electric vehicles potentially being charged? Additionally, can the City of Cle Elum's current water and sewer systems handle 93 dwellings with potentially 201 more users or would it put it under strain? It seems as our local businesses have struggled with plumbing issues and has anyone consulted with them?

6. Noise and Traffic Impacts (Page 9, b, Page 14, 14f)

The proposed development will generate significant noise, both during construction and after completion. The application suggests construction noise will be limited to weekdays from 8 AM to 5 PM, but this period spans up to 20 years, not a short-term disturbance. Additionally, traffic noise will increase significantly once the development is complete, with an estimated 770 daily vehicle trips and 5:30 AM and 7:00 PM peak hour trips. This is NOT similar OR consistent to the current surrounding neighborhood. Also, this will create a substantial safety hazard for current residents who use nearby roads for walking, jogging, and cycling. Especially noting the lack of existing sidewalks on east 2nd and 3rd streets.

7. Parking and Traffic Congestion (Page 10, 8i, Page 13, 14c)

The project proposes 186 parking spaces for 93 residential units, which equates to 2 spaces per unit. However, there is no plan for overflow parking for visitors or families with more than two vehicles. If overflow parking spills onto the streets, it could block emergency vehicles and create an eyesore in the neighborhood.

8. Public Services and Local Infrastructure (Page 14, 15a, 15b)

This project will significantly increase demand for public services such as fire protection, police services, health care, schools, and other amenities. The local healthcare system is already at capacity, and the nearby elementary school, despite the addition of 8 portable classrooms, is struggling to accommodate the current population. The increased demand for services from the new residents of the development will strain these already stretched resources.



9. Compatibility with Existing Land Use and Aesthetic Impacts (Page 11, 8bl, 10c.)

The proposed development, with its mix of 93 single-family and multi-family units, is in no way compatible with the surrounding land use, which consists of larger single-family homes on one-acre lots. This significant deviation from the current land use would disrupt the character of the neighborhood, decrease aesthetics and negatively impact the existing community. This type of development is more suitable to the Westside of the state and the dense population that exists there. This development is not attractive or fair to the existing residents, the city of Cle Elum, and the unique area.

In closing, the proposed Wildwood Ranch LLC development primarily benefits the builder, but it poses significant risks to the existing community and the environment. The development will compromise the aesthetics of the area, contribute to increased water runoff and potential flooding, harm and displace local wildlife, add to traffic congestion, strain public services, and potentially overwhelm local utilities. While development is inevitable, it is important to ensure that it aligns with the character of the existing neighborhood and minimizes its impact on the existing community.

I strongly urge the City of Cle Elum to reconsider this proposal. A more suitable development could involve single-family homes on one-acre lots, which would better align with the current surroundings and be less disruptive to water systems, wildlife, traffic, and public services.

Please consider declining this proposal.

Sincerely,


Joshua and Jamie Taylor

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Come tour the existing neighborhood and surroundings in person and ask yourself if the proposed Wildwood development makes sense. Would you want the proposed development to happen in your rural neighborhood?



