

Virgil Amick

From: GREG BARR <barkface79@msn.com>
Sent: Monday, December 1, 2025 4:54 PM
To: Planning
Subject: Teanaway Court Proposal — File Numbers CL3-2025-001, SDR-2025-004, SEP-2025-002



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I am submitting comments as resident of Cle Elum for 52 years in opposition to the proposed Teanaway Court development. While I recognize the need for housing and community services, the current design of multiple three-story buildings is inconsistent with the goals and standards established in the Cle Elum Comprehensive Plan and Municipal Code. I would hope that you honor this plan and code in your decision since it is on the books.

- **Height and Compatibility:** The proposed three-story structures would tower over adjacent two-story homes, creating an abrupt and overwhelming change in scale that undermines neighborhood character. The Municipal Code (Chapter 17.20) allows up to three stories, but it also requires design review to ensure compatibility with surrounding uses. This project fails that test.
- **Invasion of Privacy for Neighbors:** The height of these buildings would allow residents to look down into the backyards of neighboring homes. These are spaces where families gather and children play daily. This intrusion strips away the privacy that residents currently enjoy and diminishes the livability of their properties. The Comprehensive Plan emphasizes protecting neighborhood integrity and quality of life, and this project as designed would erode both.
- **Comprehensive Plan Goals:** The Plan calls for development that respects existing neighborhoods and preserves Cle Elum's small-town character. Oversized buildings that overshadow homes and intrude on private family spaces are inconsistent with these goals.
- **Neighborhood Character:** Chapter 17.20 of the Cle Elum Zoning Ordinance (MFR District) requires design review to ensure multi-family projects fit within the community context. The proposed height and density do not reflect the established residential pattern in this area and would diminish the small-town feel that residents value.
- **Precedent for Future Development:** Approving this project without modification would set a precedent for oversized buildings that disregard neighborhood scale and privacy. Once such developments are permitted, it becomes increasingly difficult to preserve the qualities that make Cle Elum unique and livable.

For these reasons, I respectfully urge the Planning Department to require revisions to the Teanaway Court proposal that reduce building height and density to better align with the surrounding two-story homes, protect the privacy of adjoining properties, and uphold the intent of the Comprehensive Plan. Growth should enhance Cle Elum while maintaining the balance and character of our neighborhoods.

Thank you for considering my comments.

Sincerely,
Greg Barr
Resident and home owner for 52 years in Cle Elum.