

From: Brandon Cole <Brandon@sageadvisorsllc.com>
Sent: Sunday, November 30, 2025 8:39 PM
To: Planning
Subject: Attention: Planning Department/ Teanaway Court, File #CL3-2025-001, SDR-2025-004, SEP-2025-002

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City of Cle Elum:

Concerning the Teanaway Court Project

Date: November 30, 2025

From: Alyssa and Brandon Cole
1007 E 3rd Street
Cle Elum 98922



We would like to formally voice our concerns regarding this project and the negative effects we believe it would have on our family, our property, and our neighborhood. A statement was made saying that "There is no significant impact on the human environment" and we feel that this statement is incorrect and that the impact on the human environment should be revisited for the following reasons:

1. **Traffic** – We are greatly concerned about the increase in traffic that this development will bring to our neighborhood. We have been in our home for just over a year, but already we notice that speeding cars on 3rd street are an issue. We do not feel safe letting our children play in the front yard unaccompanied, much less walking down the street without any sort of sidewalk. We feel that if this development is allowed to proceed, it will only be a matter of time before there is a serious accident in our neighborhood. Our concern for our children and the children who attend the privately owned preschool two doors down from us is our highest priority.
2. **Light pollution** – We feel that the numerous artificial sources of light that will be introduced into our neighborhood, both during construction and upon the completion of this project will have significant negative impacts to our property and to the surrounding wildlife. We currently enjoy the peaceful darkness in our backyard at night where we stargaze with our children. The light pollution that this project will bring will make that pastime impossible in the future.
3. **Noise Pollution** – There will be a noticeable and considerable increase in noise with increased traffic in the neighborhood and the increase in human activity. Currently the only noise that comes from that land is from chittering birds or rustling grass – a development of this magnitude would drastically affect the amount of noise in our neighborhood.
4. **Inadequate infrastructure** – Currently there are no sidewalks on 3rd street or on Floral Ave. This concerns us greatly as this development will likely mean more children will be playing in the neighborhood and walking to the school bus stop on 3rd St. The city needs to consider the upgrades that will be necessary to make this neighborhood safe for the increased number of children and the considerable investment that will have to be made to do so.
5. **Child Development Center** - We have a privately owned preschool next door. We don't believe we need another similar facility in this neighborhood competing with the privately owned preschool while using public funds to do so.

6. **Wildlife** – In the 16 months that we have lived in our home, we have enjoyed seeing elk, deer, and countless birds in the lot behind us. They have been traveling down from the hills behind us to graze in the field west of Floral between 2nd and 3rd Streets and in the field where this project will be built. With all the development on Cle Elum Ridge, many of these animals have been displaced from their normal grazing areas in the winter where forest once existed and trees prevented as much accumulation of snow. They now look for grazing in the winter in these other areas further down the ridge in town. In the lower elevation, snow melts quicker making the grass in these areas more accessible.
7. **Increased Water Runoff** – We are new to this neighborhood, but we understand that there is great concern among our neighbors on 3rd street about this issue. We understand that a neighbor had their crawl space flood with water resulting in thousands of dollars in repairs. Covering this natural space with impervious asphalt and concrete will drastically increase the amount of runoff that could potentially enter our home or the homes of our neighbors. The two bioretention swales proposed will hardly be enough to mitigate this problem and will likely create new problems. With water collecting up to 12 inches in depth in these swales, they become another potential danger for small children and for mosquito infestation, even if the accumulation is only for high precipitation times of the year. We are concerned that our insurance rates will increase as this risk increases, which is something that will be very hard to afford at this time.
8. **Loss of privacy** – We currently enjoy the peaceful privacy of our backyard every single day. My family feels comfortable playing, yelling, sunbathing, splashing in water, etc. But the loss of privacy that we will experience as these three-story buildings are constructed and occupied makes us incredibly uncomfortable and nervous. Aside from our six-foot tall fence, there will be no barrier between us and the hundreds of eyes that will sit elevated over our property. As the proposed site already sits above us in elevation, the new development will easily be able to see into our yard and our home, drastically changing the way that we are able to exist on our property.
9. **Loss of View** – We would also like to note the potential property depreciation that could occur due to the loss of our views of Cle Elum Ridge and due to the pure existence of this development. We made a significant investment by purchasing our home in Cle Elum and would like to protect that investment as much as possible.

We feel that the “impact on the human environment” of this project needs to be reevaluated. We know that we are not the only neighbors who are greatly concerned about this development. We ask that the developers consider other properties instead of burying this project in the middle of a single-family home, residential area. We respectfully ask that this project be rejected in its current location.

Thank you,

Brandon and Alyssa Cole

