Encompass
ENGINEERING & SURVEYING

Date: March 25th, 2025

To: Colleda Monick, Planning Consultant
City of Cle Elum

Fm: Marc Kirkpatrick, Owner
Encompass Engineering & Surveying

Re: Response to Request for Additional Information – SEPA Review for Wildwood Ranch LLC

Dear Colleda,

Thank you for your letter dated January 17, 2025, regarding the SEPA review for Wildwood Ranch LLC (Parcels 623134 and 063034). We appreciate the City's thorough review and the opportunity to provide additional information to facilitate the threshold determination process. Below, please find our responses to the requested items:

1. **Cultural Resource Survey**
   We request that the cultural resource survey be conditioned prior to final engineering or plat approval. Preliminary plat approval does not authorize any ground disturbance by the applicant. The study will be conducted prior to final civil engineering work or final plat approval and provided to the City of Cle Elum.
2. **Updated Critical Areas Report and Habitat Management Plan**
   Applicant has consulted with WSDFW in regards to adequate buffers and setbacks from the noted critical areas. Please see attached correspondence and updated preliminary plat and conceptual civil plans.
3. **Open Space Dedication and On-Site Parks**
   Please see proposed development agreement, Section 8.8(c) Development Standards-Streets. “Open space and storm drainage tracts will be owned and managed by an HOA. A draft HOA agreement will be provided for review during the final plat approval process. Additionally, the proposed design allows a more efficient, more dated concept that is also consistent with other plats the City has processed in recent years.”
4. **Parking and Snow Removal/Storage**
   Please see proposed development agreement, Section 8.2(d) Setbacks. All lots will have a minimum 20-ft driveway and garages in order to accommodate necessary parking requirements. Snow plowing will be provided by City of Cle Elum and done in a similar manner as the rest of the City’s residential areas. We would also anticipate snow being stored in the designated stormwater areas when snow removal is necessary.

RECEIVED
By Vamick at 8:39 AM, March 25, 2025

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165 NE Juniper St., Ste 201, Issaquah, WA 98027
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Eastern Washington Division
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We are committed to ensuring that all necessary documentation is provided in accordance with SEPA and local regulations. If there are any further clarifications needed or additional requirements from the City, please let us know. We look forward to working with you and appreciate your guidance in this process.

Sincerely,

Encompass Engineering & Surveying



Marc Kirkpatrick
Owner