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,

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