

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,

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