

Concerns to Wildwood Ranch LLC Development Application Proposal
Date: December 16, 2024
To whom it may concern,

Thank you for the opportunity to review the above referenced Wildwood Ranch LLC development application proposal. I have also read the letter submitted by Cherie Tourangeau dated December 7, 2024. I live in the Thunder Ranch subdivision off Kingston Ct and Wits End Dr.

I share Mrs Tourangeau's concerns in her thorough letter. I would echo her statements that this application is inconsistent and lacking accurate data or statements. I also share her sentiment that growth is a part of our community but needs to be done responsibly and while maintaining the quality of the environment and living conditions.

I specifically chose to move to our neighborhood for the aesthetics and openness. The density proposed in the application far exceeds the surrounding neighborhoods and is not supported by the proposals in the application. Neither the traffic analysis nor the SEPA review accurately state or mitigate the impacts this project would have on our community. The 93 homes as outlined in the latest map for Wildwood Ranch provides lots around 3000 sq/ft. We see these zero lot line communities in dense urban/suburban communities. It simply doesn't fit here while maintaining our quality of life.

When a proposal necessitates the City of Cle Elum to approve two pages of variances to existing ordinances, it should be a red flag that the project is not well planned nor fitting with existing development regulations. Wildwood Ranch LLC should be denied permits until the vast majority of these variations have been remediated or are no longer required.

The surface water management as proposed is another issue. As a homeowner in another subdivision where inadequate run-off controls resulted in flooding and numerous lawsuits and property damage, I cannot overstate the need to have a solid plan. Stating the existing pond should be an overflow option is simply not realistic or responsible. It places the existing homeowners on a predictable path to losses and litigation, both with the developer and the City.

In closing, I accept there will be growth and development. I knew the parcels in the Wildwood Ranch LLC were in the planning process. But the application as submitted requires significant revision to be compliant with City and County existing codes and to be responsible to the surrounding communities it will impact.

Sincerely,

Katie Peffer
Mark Peffer

Mark and Katie Peffer
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