

City of Cle Elum
119 West First Street
Cle Elum, WA 98922
Attn: Planning Department/Wildwood
Dec 9, 2024

Applicant Wildwood Ranch, LLC
File Number: SUB-2023-003, DA-2024-001, SEPA-2024-004

Planning Department -

This letter is to inform you of my concerns regarding the Wildwood Ranch planned development at the end of 3rd street in Cle Elum.

Land Use: This plot does not conform to the current city development appearances, 93 homes on 11.97 acres, home sites are smaller and more dense than any other development within city limits. The developments around this property have .76 acre lots and above. With that many homes in such a small space, fires are a concern. There is no green space or park noted for this community.

Wildlife: In the SEPA Environmental Checklist, there is no mention of Elk on this land. Elk use this land every morning and night in the winter from about late October through March/April. I have also witnessed eagles and hawks on the property, which were not noted. It would be a disservice to put 93 homes on 11.97 acres and disrupt the amount of wildlife that seek out that property. If home sites were 0.25 acres and above this would help preserve raw land for wildlife migration. The SEPA form also shows that it is pasture land, yet not checked off in the report, so the paperwork has been filed incompletely.

City Infrastructure : Currently the city of Cle Elum does not have the infrastructure to support 93 more homes on their outdated sewer system. Businesses on 1st street have had to shut down for weeks due to an inadequate sewer system. Why are we allowing more homes on this system until it is up to date? Our roads are in disarray and also need to be updated and maintained to a better standard, adding this many more homes will only increase the wear and tear on already overused roads without the proper maintenance needed. Using the road Deer Meadow Drive is a private county street, and maintained by the HOAs of the homes that live down it, not a public city street. This development will add over 770 weekday trips potentially to a private road that is not city maintained. Currently the plot map shows that home driveways will come off of Deer Meadow Drive. How is it possible to make a privately maintained county road the access for city lots? Will the city now be maintaining a county road?

I am not suggesting that no building or growth happen in Cle Elum, I am simply asking to take a look at the density of the current plot, how the homes and lots are situated, the current infrastructure that is inadequate for 93 more homes to be added to and the environmental impact this community will have on the wildlife in the area.

Thank you for your time and consideration in this matter,
Stacey Lazowski
425-765-8871
slazowski@costco.com

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