Shannon & David Ebel
431 Deer Meadow Drive
Cle Elum, WA 98922



December 18, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Attn: Planning Department

Subject: Concerns Regarding Wildwood Ranch LLC Development Applications – SUB-2023-003, DA-2024-001, SEPA-2024-004

To Whom It May Concern,

We are writing about the development proposal for Wildwood Ranch LLC the residential project on approximately 11 acres near our home at 431 Deer Meadow Drive. The proposal, which includes 93 residential lots, raises many concerns that we believe need to be considered more closely. Our concerns are as follows:

- This proposed development, that borders our rural home on acreage, is a very large development full of small zero-lot line type units like you would see in the Seattle area. This type of development does not fit the characteristics of our neighborhood and would drastically change it.
- With so many proposed driveways that would be spaced so closely together on a private road that currently has very few driveways (Deer Meadow Drive) how will that impact our traffic? We feel this could cause many issues for current residents, as well as future homeowners.
- Where will all of the water created from new roofs, driveways, and new roads go? We don't see any existing storm water systems in the areas. How will that impact the current residence here?
- We are also worried about all the wildlife that currently migrate through the property and area to use the pond behind our neighbors homes. Have considerations been made for how they will be impacted?
- The timeline proposed to finish this development seems extremely long and unacceptable to subject the residents to 15 years of constant construction and the issues that go along with the construction process.
- What will the impact on the town's water and sewer capabilities from a project of this scope? Several of the businesses in town had to be closed down this past summer for multiple days due to water and sewer issues.

To conclude, we feel the proposed development by Wildwood Ranch LLC raises many concerns and appears to deviate from the neighborhood's characteristics. It is essential that these issues be looked at closely to ensure that the development aligns with the needs and best interests of the community, the environment, and future residents. I urge the City of Cle Elum to take a careful and thorough approach to review this proposal and consider the long-term impacts on wildlife, residents, and the surrounding area.

We look forward to your response and engaging in further discussions on these important matters.

Sincerely,

Shannon & David Ebel

Shannon & David Ebel
431 Deer Meadow Drive
Cle Elum, WA 98922
phc1960@hotmail.com

