

Kendrick Station HOA
Deer Meadow Drive
Cle Elum, WA 98922

December 15, 2024

City of Cle Elum
119 West First Street
Cle Elum, WA 98922
Attn: Planning Department

RE: Wildwood Ranch LLC Development Application Concerns; SUB-2023-003, DA-2024-001, SEPA-2024-004

To Whom It May Concern,

We are writing to you to express concerns over the recent applications submitted to you by Wildwood Ranch LLC to develop approximately 11 acres with 93 lots near our ten homes on Deer Meadow Drive.

Upon reviewing both the application submitted by Wildwood Ranch LLC and the City of Cle Elum's design criteria, as specified in their preliminary subdivision application requirements, we feel that there are several discrepancies and that the application submitted by Wildwood Ranch does not in fact meet many of the city's criteria.

Some of our specific concerns are as such:

- The preliminary plat application submitted by Wildwood Ranch LLC includes common wall structures on parcel 063064 and is thus not consistent with the City's Future Vision and Future Land Use Map (see below) of the subject property (as indicated by red arrow) or surrounding neighborhood.
- As you can see the map indicates that the subject property's designated zoning to be low density residential. By allowing many multi-family properties in this proposed plat this would not be consistent with the city's comprehensive plan of buffering a low density (rural residential) zone to higher density ones.
- The plat also appears to be exceeding current lot impervious coverage limits of 45% to 60% by allowing up to 80%. Increasing impervious surfaces to 80% calls for an extreme concern to flooding and contamination of our pond, streams and rivers.
- A variance from code for common wall units requires a 5-foot setback however, these minimums would not be required.
- The future land use map would better align with the public interest by gradually transitioning from the existing low-density zones, ensuring appropriate setbacks and buffering to maintain harmony within the neighborhood.
- All this creates is a development that doesn't provide appropriate open spaces, code required alleys and blocks, open trails, added transit stops, parks and recreation.

- In addition, due to the close proximity of the proposed two-story structures to existing single-story buildings, there are concerns regarding the potential obstruction of mountain views for neighboring properties. Furthermore, the height of these two-story structures may result in increased light and glare, which could have a negative aesthetic impact on the surrounding area.
- Based on the number of dwellings and acreage, each lot would be approximately 3,000 square feet. As a community, we are unaware of any developments in Cle Elum that allowed such density.
- It appears a residence was recently removed from parcel 623134. *How does this impact the SEPA report?*

Natural Pond & Wildlife:

The pond to the SE and SW of the subject property is classified as Type F. This indicates that it has fish and wildlife present. Four home owners at Kendrick Station have full access to the pond. With a variety of photos shown below, this is only an introduction to what our community experiences but the variety of wildlife that depend on this pond as a food and water source in order to survive.

There are a variety of fish, birds (including bald eagles that feed off of the fish, crane species and hawks) and an otter family, ducks and geese that all frequent the pond. In addition, elk and deer use the subject property as a migration route to the pond and many small animals such as wild turkey, geese, rabbits, rats and mice frequently inhabit the subject property.

The application indicates that there will be a detention area from the development within close proximity to the pond and it seems likely there would be overflow into the pond along with waste material from roofs, driveways and roads that could also enter into the pond. *What impacts, protections and/or buffers are being considered in regards to this pond and the wildlife that often call this subject property home? Isn't this a protected body of water per the "Clean Water Act?"*



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- The Geotech report submitted by Wildwood Ranch appears to be done for feasibility purposes and its review was based on a much smaller lot development (40 homes vs 93 homes). *Shouldn't the application information reflect the correct number of proposed dwellings to ensure it meets city code requirements?*
- The report states a higher water table and the city maps indicate susceptibility of soil liquefaction hazard to be moderate to high.
- With a lack of storm infrastructure in this rural area and the potential for poor soil infiltration, and high-water table, *how would these conditions be addressed?*

Impervious Surfaces & Potential Contamination:

With the aforementioned higher water table on the proposed site and considering we are on a well and septic, what mitigation efforts will be put into place to protect our water quality and well contamination by the pollutants caused by all of the proposed impervious surfaces?

- Would water and sewer be brought to Kendrick Station and other nearby communities to mitigate this potential problem?
- Would we have to install piping or pay latecomers fees for a problem we did not create?
- These issues could also be delayed by allowing this development to span 15 plus years with the possibility of this being sold and built by different developers and city staff changes over the years causing concern of who would be accountable if problems occurred.

Proposed Duration of Construction:

The proposed duration of this project represents upside to the developer and not its community. Proposing current residents and wildlife to fifteen years of ongoing construction and all of the inconveniences that accompany a large-scale construction project such as; traffic revisions, constant dust and dirt, increased noise, and a large number of workers in and out of the area (including their equipment, vehicles and garbage) does not represent a responsible development plan.

- Is it in the city and community's best interest to be vested for 15 years and allow development to side step any unforeseen code changes required for public health and safety that may be required throughout the 15 plus years?
- This duration is unacceptable to the community of Cle Elum and its established residents in this area as quiet enjoyment would no longer exist.

City Sewer & Water Access Concerns:

It is unclear from the information available to the public if there are adequate resources for public amenities such as water, sewer, fire, transportation and schools to serve this project.

- Have existing Cle Elum residents and businesses being served by these resources been notified of the potential impacts?
- Have they been allowed to comment?

Concerns with Proposed Access to this Development:

The preliminary plat does not appear to have access to a public right-of-way since much of the public access is off of a private easement from Deer Meadow Drive.

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- It is unclear that this easement allows this type of access or its initial intent was to service the number of multi-family driveways and access roads for this large of a development.
- In addition, the development states that it will be dedicating its right-of-ways. Does the existing easement have adequate verbiage that authorize this?
- Also, the increased hourly car trips on the easement road and small surface street connection points, what are the mitigation measures for these potential issues?
- Given all homeowners in Kendrick Station and who live on Wits End have one access in/out, the plan indicates no improvements would be made to ensure the safety of our families/pedestrians, or proper signage and improvements to keep our private easements protected from such added density.



In conclusion, this proposed development appears to deviate from many of the city's visions, standards and development codes. It creates many more questions than answers and leaves us wondering what considerations and safeguards are in place for the current wildlife, residents and community at large.

Development in a growing town is inevitable, but it must adhere to standards that ensure it is done in a sustainable, safe, and thoughtful manner. The development should offer **benefits for both the community and the developer**. While developers aim to generate profit, communities should not be left to bear the full burden of the project's negative impacts, such as disruptions, environmental concerns, reduced property values and strain on public services.

The community deserves to see tangible benefits from the project whether in the form of improved infrastructure or other enhancements that directly contribute to the local area, as well as integration within the community. To achieve this, the reduction of dwellings would be

required, along with larger lots to improve aesthetic cohesion, add green space and not negatively impact existing home values.

Sincerely,
Kendrick Station HOA

1. Cesi McLeod - 390 Deer Meadow Dr (HOA President)
2. [signature] 390 Deer Meadow Dr.
3. [signature] Shannon Ebel 431 Deer Meadow Dr.
4. [signature] 431 Deer Meadow Dr.
5. [signature] 729 Deer Meadow DR
6. Lisa Reckinger 232 Deer Meadow Dr.
7. [signature] 370 Deer Meadow DR
8. [signature] 370 DEER MEADOW DR.
9. [signature] 351 DEER MEADOW DR
10. [signature] Beverly C Locker 351 Deer Meadow Dr.

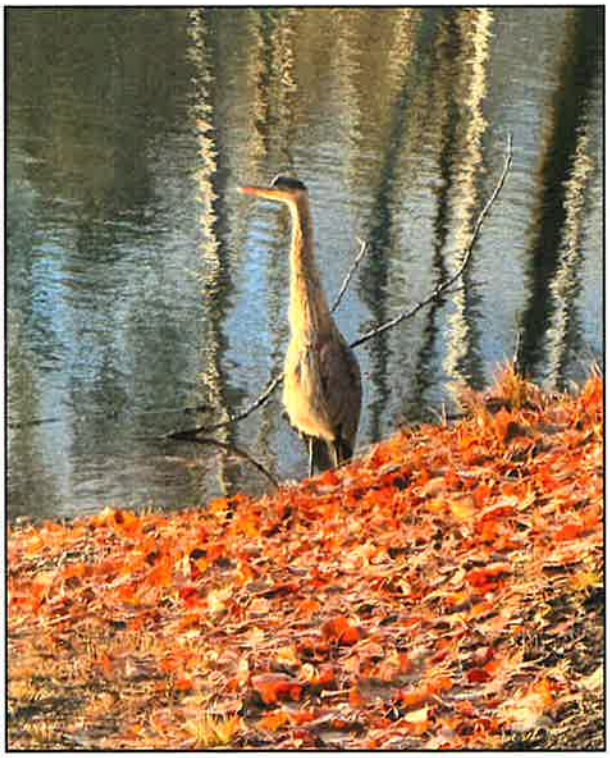




Above: Kittitas County Taxsifter website with floodplain layer.

Bald Eagle & Cranes Feeding off of our Pond:





Elk Migrating through Subject Property:

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Water Runoff & Soil Concerns:

The storm water tract locations would also appear to alter the natural flow of drainage in our area and we worry that it could impact our homes with flooding issues, along with potential risks to surrounding streams and rivers.