Re: Wildwood Ranch Development

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In reviewing the Sepa documents, we found alot of vague issues and very few specifics.

1) All residents in what was called "Steiners addition" when it was brought into the city in or around 1962, are all on septic systems. In the report it states the city will provide sewer and water utilities. In regards to all those on septic systems, what will be the affect and how much will the city provide and where are the hook-ups?

2) The Sepa document didn't address the movement of Emergency Services through the proposed development; i.e. fire, ambulance and law enforcement.

3) This area, parcels 063034 and 623134, has become part of a change in elk migration. The elk inhabit the area late fall to spring, at different times. We have seen herds of 50 or more on both parcels. (Look at the shrubs along Cottage Ave. and Garden Street.) The elk were not mentioned in the document as a wild life concern.

4) Storage ponds were included in the SEPA document, but what happens when they fill? Where does the excess go? This land has a high water table. These ponds will fluctuate according to the volume of water in the Yakima River.

5) Historical: We have lived on parcel 063034 from September 1972 to August of 1979. In 1980 we moved into our

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existing home at 1309 E. First Street. Throughout those 52 years we've had to deal with all kinds of surface water issues. Parcel 0603034, when we lived there, we were in flood control almost every year. At our present site we've had to deal with some of these same water issues, culminating with the flood of 1996 when water destroyed our duct work and insulation in our crawl space. We had about 6" of water in our garage and the home to the west of us was pumping water out of their basement.

We were flooded by Steiner's Creek getting blocked, over flowing its banks. At that time, the water flow from Steiner's Creek flowed in all directions, thus flowing in the direction of our home and completely covering the two parcels in this development. Later, the open ditch to the west of us overspilled its banks and added more water onto Elondo's and our property and parcel 0603034.

These three parcels are in a 500-year flood zone, but with the proposed and ongoing activity on the Cle Elum Ridge, this could change in the foreseeable future. Particularly with the system in place now. The problem with the open ditch is that the culvert under the railroad is not large enough to keep the ditch from overspilling its banks in a situation

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as occurred in 1996. On the 063034 parcel there is the remnents of a ditch that may have been there to take on a runoff situation, It can be seen in the aerial photo. Its the only green area on this parcel.
The pond mentioned in the document was not built for irrigation, it was a product of gravel removal for the Wenatchee over pass. During renab of the area, after gravel removal, this ditch was leveled, thus the ditch ended on this parcel, causing water to back up on the parcels to the west.
6) We didn't see the mention of snow removal and no designated areas to move snow if a large snowfall occurs.
7) There was mention of sidewalks but we didn't see anything regarding street lights, etc, and who is responsible, The city?
8) Will Cle Elum's existing water system be adequate to take care of this additional burden? Will the City's existing systems for east end water pressure and volume be adequate?
9) Will the existing sewer system handle this increase in volume? If not, who will pay for this?

Upon ending, we would like to see some open space designation within the

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development. The document talks about parks, etc., in town. But why can't this be part of this development also. Even though this is not a gated community, it is a proposed community within the city.

In summary, we have hope that the city will do the right thing for all residents of this city and not trust the developer.

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