

18th December 2024

To whom it may concern,

Thank you for your notification regarding the proposed development plan for Wildwood Ranch LLC. The provided documentation allowed me to thoroughly assess and evaluate the proposal.

The Wildwood Ranch Development, outlined in the application (File Numbers: SUB-2023-003, DA-2024-001, SEPA-2024-004), raises significant concerns about its impact on the environment, local wildlife, infrastructure, and the surrounding community. This letter summarizes these concerns, drawing from the facts outlined in the application, and providing

further insights into the risks posed by the development to Cle Elum residents and the natural landscape.

Water Impact: The proposal's stormwater management strategy lacks sufficient protections for surrounding ecosystems, including our community pond. It should be noted that all homes with direct access to pond share ownership of this land. There are concerns about possible contamination of the water source, which serves as a vital resource for wildlife such as: elk, eagles, migrating birds and residents. The proposal also raises questions regarding flooding risks, particularly for surrounding homes, including mine as I am directly which may be impacted by the overflow. Wildlife: The SEPA checklist underestimates the diversity of wildlife in the area, failing to account for species that depend on the pond for survival. As written, the development lacks provisions for wildlife protection, which could lead to displacement of animals vital to the ecosystem.

Just last week I watched over 25 elk come down from steiners canyon, stop and eat where proposed homes would go and continue to pond. When there are almost 100 homes built the elks path will be completely blocked

Noise: The proposal downplays the noise impact on the community. With increased density, we anticipate significant noise from construction, traffic, and social gatherings that could negatively affect quality of life for existing residents.

Parking & Traffic: How can this number of homes be built when there is no infrastructure of sidewalks preexisting on 1st or 3rd street. The development plan suggests two parking spaces per home, which would add considerable traffic congestion in a neighborhood with only one access point. This could have serious implications for emergency response times. The traffic impact analysis also fails to account for discrepancies in dwelling numbers and infrastructure that would support such density.

Aesthetic and Recreational Concerns: Cle Elum is a place people come to love the outdoors. The city should make this their priority. A park would help preserve this land for animals and the community. The proposed development fails to integrate aesthetically with the surrounding community, leading to concerns about lowered property values. Additionally, there are no provisions for recreational

opportunities, such as walking paths, playgrounds, or green spaces, which could mitigate the impact of the increased population.

Environmental & Safety Revisions: I propose a revision of the development plan to include single-family homes with larger lots around the perimeter, reducing density, and thereby lessening environmental impacts, noise, and traffic congestion. This would ensure better integration into the existing community, provide safer infrastructure, and protect vital water resources.

In conclusion, while development is necessary for growth, it must be approached responsibly. This proposal, as it stands, fails to address crucial environmental, safety, and community concerns. I am extremely concerned with variation and request to alter existing city code, ultimately putting the residents of Cle Elum as risk, along with the the City of Cle Elum. I urge the relevant authorities to reconsider this plan and work towards a more sustainable, thoughtful approach that preserves the character and quality of life for all residents.

Thank you for your attention to these important matters.



Sincerely,
Chris Ingmire

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