December 20, 2024

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



Ref: SUB-2023-003, DA-2024-001, SEPA-2024-004
Wildwood Ranch

Greetings:

We are submitting the following comments concerning the proposed project. Thank you for the opportunity to comment.

1. Address: Is the address correct? We live at 1313 East Third Street and this project is across the street. Should it not be an even numbered address?

2. Flooding: We have lived at 1313 East 3rd Street since 1976 and have seen several flood events. These are normally in the spring but can happen anytime there is a Silver Thaw. Has there been adequate consideration for surface water run-off. When these events occur the field fills with geese and other water fowl. Have these events been taken in to consideration.

3. Dust: Deer Meadow Drive is not surfaced. All roads need to be surfaced during pre and post construction and during site preparation. Construction traffic and residential traffic along with site preparation work needs to have dust control measures implemented.

4. Traffic: With approximately twenty structures, both residential and commercial and only one access/egress route, there is an amazing amount of traffic on Third Street. This proposal puts two more roads on Dear Meadow Drive which will significantly increase the volume of traffic. Have speed bumps been considered to slow vehicles down? Will additional law enforcement be available to slow folks down? Has the City considered photo-cams to control speeders?

We have included our letter to the City (July 17, 2024) concerning the vacation of the alley between Spansky Way and Dear Meadow Drive. Our concerns are consistent.

5. Revenue: Will the development generate enough revenue to cover the additional costs to the City for fire protection, law enforcement, medical needs, utility needs (both summer and winter), and road maintenance.

We thank you again for the opportunity to comment.

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