Virgil Amick

From: Ryan Hurley <ryanteaguehurley@gmail.com>
Sent: Friday, August 29, 2025 3:35 PM
To: Colleda Monick; Planning; Virgil Amick
Subject: Formal Objection to Proposed Development at East End of 3rd Street



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Dear Members of the Cle Elum Planning Committee

I am writing to formally object to the proposed development of 93 homes at the east end of 3rd Street. It is my understanding that the applicant is seeking exceptions to no fewer than seventeen (17) separate building and zoning requirements. The scope of these requested variances is excessive and raises serious concerns about both the integrity of Cle Elum's planning standards and the precedent such approval would set.

The City's zoning and building codes exist to ensure orderly, cohesive, and sustainable growth. A development of this scale—requiring such extensive departures from existing standards—cannot reasonably be considered compatible with the surrounding neighborhood or consistent with the City's long-term planning objectives.

Beyond issues of precedent and neighborhood character, the proposed project raises significant practical concerns:

- Traffic and Infrastructure Capacity: The addition of 93 homes will materially increase traffic volumes and place strain on local streets, utilities, and public services.
- Hardscape and Water Runoff: The scale of the proposed hardscape dramatically increases impervious surfaces, which may overwhelm stormwater systems, elevate flood risk, and negatively impact adjacent properties.
- Groundwater and Environmental Impacts: Concentrated development of this magnitude may impair natural groundwater recharge, disrupt existing drainage patterns, and contribute to erosion or long-term environmental degradation.
- Public Safety and Services: Increased demand on fire, police, and emergency response services must be carefully evaluated before approval of a project of this size.

I am not opposed to the development of the site, provided it is undertaken responsibly and in alignment with the City's codes and ordinances. However, the current proposal—

in seeking an extraordinary number of exceptions—fails to meet that standard. Responsible growth must respect the surrounding community, safeguard natural resources, and protect Cle Elum's infrastructure and long-term planning integrity.

For these reasons, I respectfully urge the Planning Commission to deny the application in its current form and require a revised proposal that is consistent with the City's existing zoning, building, and environmental protections.

Thank you for your consideration of this important matter.

Sincerely,

Ryan Hurley
313 Wits End Dr.
Cle Elum 98922
206.799.8978
Sent from my iPhone.
Please excuse any typos...