Patrick Deneen

November 12, 2026

Gary N. McLean, Hearing Examiner

City of Cle Elum

Attention: Planning Department/Wildwood

119 West First Street

Cle Elum, WA 98922

By email: planning@cleelum.gov

Re: Letter of Support for Wildwood Ranch (Project name: Wildwood). File Nos. SUB-2023-003, DA-2024-001, SEPA-2024-004. Applicant: Wildwood Ranch LLC. 1317 E Third Street (and abutting parcel to the east), Tax Parcels 623134 and 063034. Open record public hearing, November 12, 2026, 6:00 p.m.

Dear Hearing Examiner McLean:

I am writing to give my strong and unreserved support to Wildwood Ranch, and to respectfully urge you to recommend that the Cle Elum City Council approve both the Wildwood Ranch preliminary plat (SUB-2023-003) and the Wildwood Ranch Development Agreement (DA-2024-001), subject to the conditions of approval in the City's staff report. I ask that this letter be entered into the record of tonight's open record hearing.

I write as a Cle Elum-area resident, a local land developer, and a real estate managing broker. I spend my working life on the practical side of the questions this application raises: where the next homes in Upper Kittitas County will come from, what they will look like, who will be able to buy them, and whether the rules that govern them are predictable enough for anyone to build. From that vantage point, Wildwood Ranch is exactly the kind of project our Comprehensive Plan asks for, on exactly the kind of land the City zoned for it, reviewed through exactly the kind of process state law and the Cle Elum Municipal Code provide. It deserves approval.

Consistent with the hearing agenda and your November 9, 2026 Order, my comments address only the preliminary plat and the Development Agreement. I understand the SEPA appeal portion of the consolidated hearing has been continued and that no SEPA appeal testimony will be taken tonight. I reference the SEPA file number only because the City's notice asks that all correspondence do so.

1. What the City is being asked to approve

The facts of this proposal come straight from the City's own record, and they are worth stating plainly because they describe a modest, well-shaped neighborhood:

- **The proposal.** A "mixed residential development on approximately 11.97 acres, to create 92 lots with a mix of single-family and common wall units developed over six phases," together with a Development Agreement establishing the standards that apply to the property (Notice of Public Hearing and SEPA Addendum, October 22, 2026; Staff Report, p. 1).

- **The housing mix.** The Development Agreement provides for "92 residential lots and construction of 52 single-family and 40 common wall units" (Development Agreement, p. 4; Exhibit 4, Phasing Plan, which places the common wall units on Lots 53 through 92).
- **The zoning.** The property "is made up of 2 parcels, approximately 11.97 acres and is zoned Multi-Family Residential (approximately 10 acres) and Residential (approximately 1.75 acres)" (Staff Report, p. 4).
- **The home sizes and lots.** Staff reports single-family lots ranging from approximately 2,900 to 7,900 square feet, with proposed home sizes of approximately 1,200 to 2,500 square feet (Staff Report, p. 23).
- **The term.** After the August 2025 MDNS, the applicant reduced the project from 93 to 92 lots and reduced the proposed Development Agreement term from 15 years to 10 years (Staff Report, p. 3; SEPA Addendum, October 22, 2026). The agreement is now "effective for ten(10) years" (Development Agreement, p. 2).
- **Parks and open space.** Parks and open space are planned within the SD-1 and SD-2 tracts, are to be privately owned and maintained by the homeowners' association, and "All Parks and Open Space improvements shall be constructed as part of Phase 2" (Development Agreement, pp. 5–6).
- **Staff's recommendation.** "Based upon the findings and conclusions contained within this staff report, and subject to the conditions of approval, staff recommends approval of the Preliminary Plat and Development Agreement" (Staff Report, p. 49).

This is not a speculative proposal or a rushed one. The application was filed on October 11, 2023, was deemed complete on October 22, 2024, and has since been revised repeatedly in response to City comments, agency input, and public concerns, with revised plans and Development Agreement materials submitted on March 11, April 23, April 29, and June 11, 2026 (Staff Report, pp. 1–3). The project in front of you tonight is the product of three years of give-and-take with the City. It has gotten better at each step, and it has gotten smaller, not larger.

2. Cle Elum needs these homes, and the Comprehensive Plan says so

I want to start where the City's own planning starts: with need.

The Comprehensive Plan's Housing Element calculates that Cle Elum needs "1,460 additional dwelling units needed by 2037" to accommodate its population allocation (Comprehensive Plan, PDF p. 396). It reaches that number with simple, transparent arithmetic: 1,808 additional people over twenty years, at 2.19 people per household, plus a modest vacancy allowance, equals roughly 73 units per year (id.). Every year a well-planned subdivision sits in review is a year the community falls further behind that target.

The Plan also explains why the kind of housing matters, not just the amount. It observes that "Currently, 1,104 housing units are occupied in Cle Elum with a majority of them being single-family units (73%)," and concludes that "Comparing the persons per household with the household types available, shows a need for diversity in housing choices" (Comprehensive Plan, PDF p. 134). The same page documents the affordability squeeze: the average house cost rose from $103,000 at the 2000 Census to $294,600 in 2017, "a 186% increase," while median household income rose only 62 percent, "greatly decreasing affordability of current housing" (id.). Those figures are now nearly a decade old.

The Plan then sets out the City's direction in three objectives: "The need to provide adequate capacity for residential growth to meet regional growth targets"; "The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population"; and "The need to foster opportunities that provide affordable housing" (Comprehensive Plan, PDF p. 401). Wildwood Ranch advances the first two directly. Ninety-two new homes is real capacity. A mix of 52 detached homes and 40 common wall homes, ranging from roughly 1,200 to 2,500 square feet, is exactly the "wide variety of housing alternatives" the Plan describes. And while I do not claim this project is income-restricted housing, smaller lots, attached homes, and smaller floor areas are the tools the Plan itself identifies for broadening the price range of new homes, as discussed next.

3. Wildwood Ranch carries out the Housing Element's goals and policies

I have read the Housing Element's goals and policies closely, and I would ask you to read them alongside the plat. The fit is striking.

Goal H-1 states: "The City of Cle Elum includes a diverse mix of housing types that meets the needs and are affordable to all segments of its population, especially low and moderate-income households. The range of housing types also reflect market conditions, the City's rural setting, and small-town character" (Comprehensive Plan, PDF p. 403). Under that goal:

- **Policy H-1.1** calls on the City to "Encourage the development of flexible lot sizes and single-family residential infill that is compatible in existing neighborhoods" (PDF p. 403). Wildwood Ranch's central request is a flexible, performance-based lot size standard, tied to the ability of each lot to hold a home, its setbacks, and its parking (Staff Report, p. 23).
- **Policy H-1.5** directs the City to "Accommodate and encourage, where appropriate, moderate density residential developments such as townhouses, multifamily complexes, duplexes, and mixed-use residential buildings" (PDF p. 403). This site, ten of whose roughly twelve acres are zoned Multi-Family Residential, is the definition of "where appropriate."
- **Policy H-1.6** asks the City to "Promote the production of housing affordable for all incomes, through a mix of housing types, models, and densities throughout the City including: small lot single family detached, zero lot line, attached housing, accessory units, cluster housing, cottages, duplexes, townhouses, and apartments" (PDF p. 403). Wildwood Ranch delivers two of those named types, small-lot single-family detached and attached common wall homes, in one coordinated neighborhood.
- **Policy H-1.13** asks the City to "Provide a sufficient amount of land zoned for current and projected residential needs" (PDF p. 404). The City did its part by zoning this land Multi-Family Residential. Zoning only produces housing when projects that conform to it are approved.

Goal H-2 calls for "A practical palette of options and incentives" to encourage attractive housing in new developments (PDF p. 404). **Policy H-2.1** asks the City to "Promote diversity in style and cost by allowing innovative mixtures of housing types and creative approaches to housing design and development," and **Policy H-2.6** asks the City to "Use zoning and building codes, where practicable, to encourage home ownership opportunities" (PDF p. 404). **Policy H-2.7** is almost a description of this project: "Revise Zoning and Development standards to provide options that increase the supply of affordable home ownership opportunities, such as small lot sizes, zero lot lines, townhouses, condominiums, clustering, manufactured homes, cottages, and attached single family housing" (PDF p. 405). Wildwood Ranch is a for-sale, lot-by-lot subdivision. The Development Agreement is precisely the

kind of project-specific adjustment to development standards, small lots and attached single-family homes on their own lots, that Policy H-2.7 contemplates.

Goal H-3 seeks residential neighborhoods that "contain necessary public amenities and support facilities that contribute to a high quality of life in Cle Elum" (PDF p. 405). **Policy H-3.2** supports "housing with appropriate amenities for individuals, families, and children," **Policy H-3.3** requires developments "to contribute their fair share of on-site and off-site improvements needed as a result of the development," and **Policy H-3.5** calls for "neighborhood amenities such as parks, trails, connections and open space" (PDF p. 405). Wildwood Ranch dedicates tracts SD-1 and SD-2 to parks and open space, commits to build those improvements in Phase 2 rather than leaving them for last, and assigns their long-term care to an HOA (Development Agreement, pp. 5–6; Staff Report, p. 17). The staff report also requires frontage improvements, right-of-way dedication, and proportional traffic mitigation, which is fair share in practice (Staff Report, p. 4; MDNS, Mitigation Measure 11).

Goal H-4 seeks "adequate land capacity for forecasted population and residential growth targets at urban densities in its City limits and UGA in order to promote stable housing prices, foster affordability and broaden housing choices" (PDF p. 405). Wildwood Ranch is inside the city limits, at urban densities, broadening choices. It is the Goal H-4 outcome.

The Housing Element's implementing strategies point the same way. Strategy I contemplates plats of smaller lots within the existing city limits "to allow for innovative single-family infill housing such as cottage housing or other alternative types of housing," and states that "Changes to the zoning ordinance to allow for a greater variety and density of infill development should be considered" (PDF p. 402). Strategy V notes that amendments to Cle Elum's development standards "can also facilitate the provision of affordable housing and more sustainable neighborhoods by promoting a greater variety of housing types, providing incentives, or removing barriers in the code that indirectly prevent affordable housing construction" (PDF p. 402). A development agreement that adjusts lot size, setback, and lot width standards for one property, under City Council control and with staff conditions, is a careful, site-specific application of that very strategy.

4. The Land Use Element supports it too

The Land Use Element reinforces the Housing Element. **Policy LU-3.1** directs the City to "Give priority to the creation of guidelines and zoning amendments that encourage infill residential development within the existing incorporated area in an effort to reduce sprawl, ... create more housing options and integrate new development in existing residential areas" (Comprehensive Plan, PDF p. 138). Wildwood Ranch is residential development within the incorporated area, and building homes here, inside the city, is how sprawl onto rural land is avoided.

Policy LU-2.14 asks for "code provisions that require open space for new residential short plat, subdivisions and multi-family projects," with flexibility "to coordinate with park and open space standards" (PDF p. 137). Wildwood Ranch provides open space tracts even though, as staff notes, "the Cle Elum Municipal Code does not prescribe minimum park acreage, amenity requirements, or other performance standards that must be incorporated into a development agreement" (Staff Report, p. 17). The applicant has gone beyond what the code demands.

Policy LU-4.5 asks the City to "Encourage the formation of neighborhood or home owners' associations to help develop a sense of community and 'ownership' within neighborhoods" (PDF p. 139). Wildwood

Ranch builds an HOA into the structure of the neighborhood from the start (Development Agreement, p. 5).

Goal LU-3 is to "Preserve Cle Elum's natural environment while allowing for growth and development," and **Policies LU-3.4** and **LU-3.11** call for preserving waterways and wetlands through the Critical Areas Ordinance and SEPA and for protecting "fish and wildlife habitats and the functions of streams and wetlands" (PDF p. 138). As discussed in Section 8, this project does exactly that: it identifies Deer Canyon Creek and the off-site pond, places the pond's buffer in a critical areas tract, and commits in the Development Agreement to the critical areas report and mitigation measures.

Finally, the Plan tells us where this growth was meant to go. "One of the key elements of this Comprehensive Plan update was to identify lands that would support increased residential densities ... Public input was gathered at workshops that helped to define areas for additional density. These are reflected in Cle Elum's land use and zoning maps" (PDF p. 396). The Multi-Family Residential zoning on this site is that public choice, already made.

Staff reached the same conclusion: the preliminary plat "is generally consistent with the goals and policies of the Cle Elum Comprehensive Plan by facilitating residential growth within the Urban Growth Area ... and supporting the City's planned accommodation of future population growth" (Staff Report, p. 28).

5. The project fits the zoning the City already adopted

The Municipal Code in effect when this application was deemed complete supports this neighborhood at every turn. (Staff notes that, except as modified, the code in effect on October 22, 2024 applies; Staff Report, p. 3. The City has posted those vested chapters as Exhibits E-08 through E-10.)

The purpose of the Multi-Family Residential district "is to create and maintain stable and attractive residential neighborhoods, allowing apartments and townhouse dwellings" (CEMC 17.20.005). Single-family dwellings, multiple-unit dwellings, and townhouses are permitted outright (CEMC 17.20.010(A)). And the code sets the density range: "The minimum density shall be seven dwelling units per acre and the maximum density shall be sixteen dwelling units per acre" (CEMC 17.20.060).

Measured against that range, Wildwood Ranch is moderate, not maximal. Ninety-two homes on approximately 11.97 gross acres works out to about 7.7 homes per gross acre, at the low end of what the Multi-Family Residential district calls for. The Development Agreement itself states that "This project requires a minimum 87 residential units and a maximum of 177 residential units" (Development Agreement, p. 5). The applicant chose 92, close to the floor, not the ceiling. Neighbors who asked for less density (the MDNS lists "Larger Lots/Decreased Density" among the comment topics) deserve to know that the applicant could lawfully have sought substantially more and did not.

The smaller Residential-zoned parcel fits the same picture. The Residential district's purpose is "to create and maintain stable and attractive residential neighborhoods, while providing diversity in housing types and maintaining affordable housing," while protecting sensitive natural areas and providing for the efficient use of land (CEMC 17.16.005). The applicant's request to apply a uniform, performance-based lot standard across both parcels was made, in the applicant's words reported by staff, "Rather than submit a rezone for tax parcel 623134," and "Allowing smaller lots will not increase the overall allowable density of the project" (Staff Report, p. 23). That is a restrained choice.

The common wall homes are likewise a type the code already embraces. Chapter 17.70 states that zero lot line and common wall development "is intended to provide more usable yard area, maximize views,

conserve energy, and provide development flexibility" (CEMC 17.70.010), and expressly allows common wall development "in conjunction with the subdivision of property through a long plat" (CEMC 17.70.030(A)). Staff agreed that "common wall units are already permitted under CEMC 17.70" (Staff Report, p. 24).

6. A development agreement is the right tool, and this one is sound

Some of the public comments treat the Development Agreement as though it were a way around the rules. It is the opposite. It is the rule the Legislature and this City wrote for exactly this situation.

State law authorizes it. "A local government may enter into a development agreement with a person having ownership or control of real property within its jurisdiction," and the agreement "must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement" (RCW 36.70B.170(1)). "Development standards" expressly include "permitted uses, residential densities," design standards "such as maximum heights, setbacks," and "A build-out or vesting period for applicable standards" (RCW 36.70B.170(3)(a), (d), (i)). And "The execution of a development agreement is a proper exercise of county and city police power and contract authority" (RCW 36.70B.170(4)).

Cle Elum's code implements that authority. CEMC 14.10.080 exists "to authorize and establish the means by which the city may enter into development agreements established by RCW 36.70B.170 through 36.70B.210," and describes a development agreement as "an optional means, within the legislative discretion of the city council, to facilitate development of a limited geographical area" (CEMC 14.10.080, 14.10.080(A)(1)). The City itself pointed the applicant toward this path: staff's October 2023 incompleteness notice advised the applicant "to revise design standards to meet city standards, or consider submitting a request for a Development Agreement" (Staff Report, p. 2).

This agreement meets the code's checklist. Staff confirmed that it addresses density and permitted uses (CEMC 14.10.080(B)(1)(a)), mitigation from environmental and critical areas review (CEMC 14.10.080(B)(1)(b)), and parks and open space, finding that "these provisions satisfy the requirements of CEMC 14.10.080(B)(1)(d)" (Staff Report, pp. 16–17). Staff also recognized that the requested modifications "are interrelated and are intended to support a compact residential neighborhood design with reduced roadway and alley infrastructure" (Staff Report, pp. 16–17). Compact, efficient neighborhoods are what the Comprehensive Plan asks for.

The agreement is also disciplined. It caps building height at 35 feet (Development Agreement, p. 5), provides that permitted uses "shall include single family and common wall dwellings," with any other uses requiring the agreement's modification process (Development Agreement, p. 5), commits to the critical areas report and SEPA mitigation (Staff Report, p. 16), and now runs for ten years rather than fifteen (Development Agreement, p. 2). And it gives the City what development agreements are designed to give both sides: certainty. Under RCW 36.70B.180, the agreement and its standards "govern during the term of the agreement." Approving it ties the developer to a specific, enforceable plan for a decade, which protects neighbors as much as it protects the builder.

I want to be fair about the points staff flagged. The staff report notes that parking functionality, driveway spacing, frontage constraints, emergency access, and on-street parking management "continue to warrant careful review" (Staff Report, p. 17), and recommends that streets be posted no-parking and that lots provide two off-street spaces exclusive of the garage or the plat provide shared visitor parking (Staff

Report, p. 30). I support those conditions. They are reasonable, they are the normal work of turning a preliminary plat into a final one, and they are a reason to approve with conditions, not a reason to deny. Staff's own recommendation reflects that judgment.

7. State law points toward approval

Washington's Growth Management Act sets the goals that shape Cle Elum's plan. The City's plan states that it "was prepared by the City of Cle Elum in accordance with Section 36.70A.070 of the Growth Management Act (GMA)" (Comprehensive Plan, PDF p. 9). Several GMA goals bear directly on tonight's decision:

- **Housing.** "Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock" (RCW 36.70A.020(4)).
- **Reduce sprawl.** "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development" (RCW 36.70A.020(2)). Homes built at urban densities inside the city limits are how that goal is met.
- **Permits.** "Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability" (RCW 36.70A.020(7)). This application is now more than three years old.

The GMA's housing element requirements specifically call for "moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes" within urban growth areas (RCW 36.70A.070(2)(b)); the Department of Commerce's procedural criteria repeat that requirement (WAC 365-196-410(1)(b)) and add that housing goals and policies "may also guide the exercise of discretion in the permitting process" (WAC 365-196-410(2)(a)(i)). The 40 common wall homes in Wildwood Ranch are the moderate density housing the statute describes, and the Housing Element policies discussed above should guide the discretion you and the Council exercise here.

The Local Project Review Act adds an important principle: "Fundamental land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review" (RCW 36.70B.030(1)). Among the items those adopted regulations "shall be determinative of" is the "Density of residential development in urban growth areas" (RCW 36.70B.030(2)(b)). The City chose Multi-Family Residential zoning, with a density range of seven to sixteen units per acre, for this land. The project review stage is not the place to relitigate that choice, and this project sits near the bottom of that range in any event.

The subdivision statute frames the final question. The Legislature declared that subdivision regulation exists, among other purposes, "to promote effective use of land" (RCW 58.17.010), and a subdivision is to be approved where the legislative body finds that appropriate provisions are made for the public health, safety, and general welfare and that "the public use and interest will be served by the platting of such subdivision and dedication" (RCW 58.17.110(2)). Cle Elum's code tracks that standard: the applicant must show that "The preliminary plat is in the public interest" and that it "is consistent with the comprehensive plan" (CEMC 16.12A.050(A), (B)). Staff found that the plat "would facilitate residential development consistent with the City's long-range planning objectives by providing additional housing opportunities," and that it may be determined to be in the public interest if the Development Agreement is

approved and the plat is conditioned to match it (Staff Report, p. 28). That is the recommendation I am asking you to make.

8. The environmental record is careful and complete

I will not argue the SEPA appeal, which you have continued to a separate proceeding. But it is fair to note what the record already shows about how this project treats its setting.

The City issued a Mitigated Determination of Nonsignificance on August 14, 2025, with twelve required mitigation measures (MDNS, Section III). Those measures include a cultural resource survey and inadvertent discovery plan coordinated with the Colville Tribe (Measure 1); Kittitas County access and design standards for Deer Meadow Drive (Measures 2–4); seasonal groundwater monitoring coordinated with the Washington Department of Fish and Wildlife (Measure 5); recognition of the off-site pond as a Fish and Wildlife Habitat Conservation Area with "A minimum 50-foot buffer" and a 15-foot building setback line (Measure 6); full on-site stormwater retention and treatment under the 2024 Stormwater Management Manual for Eastern Washington (Measures 7–9); and traffic mitigation, plus an updated traffic analysis reflecting the Development Agreement's buildout period, to be approved before Phase 1 civil plans (Measure 11). That is a serious list.

On traffic in particular, the MDNS reports that the study intersections "currently operate at level of service (LOS) B or better during the weekday PM peak hour, meeting the City of Cle Elum's standard of LOS D," and that 2028 projections show "all intersections will continue to operate at acceptable levels of service even with the added project traffic" (MDNS, Section I.B.2.b). The developer is also expected to contribute a proportional share toward intersection improvements at Airport Road and Spanski Road.

When the applicant later shrank the project and shortened the agreement, the City issued an addendum on October 22, 2026, finding that the revised proposal "will not result in new or different significant environmental impacts or mitigation requirements, beyond those identified in the prior environmental document" (SEPA Addendum). That is the proper use of an addendum under the SEPA rules, which describe one as a document "that adds analyses or information about a proposal but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document" (WAC 197-11-600(4)(c)).

Staff also found that, based on the Critical Areas Report and current materials, "the preliminary plat conforms to the applicable standards of Chapter 18.01 CEMC," and recommended that final plat approval be conditioned on verification of critical area boundaries, buffers, setbacks, and mitigation (Staff Report, p. 29). Every one of those protections becomes binding through the Development Agreement and the conditions of approval. Denial would not add a single one of them.

9. Responding to neighbors' concerns with respect

I take the neighbors' comments seriously. People who live near a vacant parcel naturally care what happens to it, and the record shows they engaged thoughtfully: traffic, wildlife, drainage, density, and neighborhood character were the leading themes (MDNS, Public Comments). I believe the record answers those concerns well.

On **density**, the project sits at about 7.7 units per gross acre on land the City zoned for seven to sixteen (CEMC 17.20.060), and the staff report confirms it "lies predominantly within a zoning district that anticipates medium- to high-density residential development" (Staff Report, p. 31). On **traffic**, the MDNS shows acceptable levels of service with project traffic, plus required mitigation and an updated study

before Phase 1. On **wildlife and water quality**, the buffers, setback lines, stormwater retention, and groundwater monitoring described above apply. On **neighborhood character**, the project offers detached and attached homes of moderate size, a 35-foot height limit, open space built in Phase 2, and an HOA responsible for common areas. And on **parks**, the applicant is providing open space tracts the code does not strictly require.

Growth is never painless, and nobody likes change next door. But the Comprehensive Plan already made the community's choice about this land, through public workshops and adopted maps, and it chose homes. Honoring that choice is how a city keeps faith with everyone who took part in making the plan.

10. Why this matters to Upper County

Beyond the code sections, I want to say something simply. Cle Elum's future depends on whether people who work here can live here: teachers, nurses, first responders, tradespeople, the people who run our shops and restaurants, and the young families who will fill our schools. The Comprehensive Plan's own numbers show that housing costs have far outpaced incomes, and that our stock is weighted heavily toward one housing type. Ninety-two new homes in a range of sizes and forms will not solve that alone, but projects like this one are how it gets solved, one well-designed neighborhood at a time.

Wildwood Ranch is also built to be phased responsibly. Six phases over the agreement's term mean the neighborhood grows at a pace the market and the community can absorb, with open space delivered early and each phase reviewed for final plat approval by the City. That is a sound, conservative way to build.

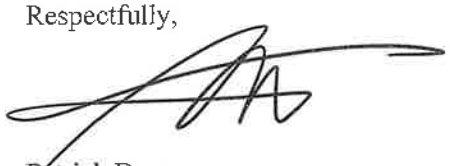
11. My request

For these reasons, I respectfully ask that you:

1. Recommend that the City Council approve the Wildwood Ranch Development Agreement (DA-2024-001), finding it consistent with RCW 36.70B.170 and CEMC 14.10.080; and
2. Recommend that the City Council approve the Wildwood Ranch preliminary plat (SUB-2023-003), subject to the conditions of approval in the staff report, finding it in the public interest and consistent with the Comprehensive Plan under CEMC 16.12A.050 and RCW 58.17.110.

Wildwood Ranch is the kind of neighborhood our Comprehensive Plan describes, on land our zoning designates for it, with a housing mix our state's growth laws encourage, and with environmental protections our code requires. It has been through three years of review and has improved at every turn. It deserves to move forward. Thank you for your careful work on this application, and thank you to City staff for a thorough and balanced report.

Respectfully,



Patrick Deneen

cc: Cle Elum City Council (final decision body), c/o Planning Department/Wildwood

Sources cited: City of Cle Elum, Wildwood Ranch Development page and record exhibits (https://cleelum.gov/city-services/planning/wildwood-ranch-development/; https://cleelum.gov/city-services/planning/wildwood-ranch-exhibit-list-page/), including the Staff Report (Exhibit A-01),

Development Agreement (Exhibit B-15), Phasing Plan (Exhibit B-17), MDNS (August 14, 2025), SEPA Addendum (October 22, 2026), Notice of Public Hearing (October 22, 2026), Hearing Agenda, and Hearing Examiner Order of November 9, 2026; City of Cle Elum 2019–2037 Comprehensive Plan as amended through Ordinance 1620 (2021) (page references are to the adopted PDF); Cle Elum Municipal Code Titles 14, 16, and 17 as vested (City Exhibits E-08 to E-10); RCW 36.70A.020, 36.70A.070, 36.70B.030, 36.70B.170, 36.70B.180, 58.17.010, 58.17.110; WAC 365-196-410, 197-11-600.