

DEC 31 2020

December 28, 2020

Kelly Bacon  
Kittitas County Community Development Services  
411 North Ruby Street Suite 2  
Ellensburg, WA 98926

Re: Conditional Use Application CU-20-00005      Hidden Point LLC

We are writing in opposition to the proposed Hidden Point development covered under the above conditional use permit application. My husband and I purchased our property in 2000 and have been full-time residents since 2003. We are concerned about the adverse effects this development will have not only on our property and way of life but also that of our neighbors.

We have read through the application and do not agree with a number of the declarations. There will be an adverse impact on our roads, there already has been with the work they have already done on the property. Emerick Road is a gravel road and it serves our current residential use. The increase in traffic, particularly the heavy truck traffic during this several year build-out will definitely be an issue. We maintain a gravel driveway that is approximately 1/3 mile long and we know the cost of maintaining that short length of roadway. This increased use will directly affect every landowner that accesses their property from Emerick Road.

We have huge concerns about the aquifer serving this project. How will a shared well serve this size development? We have seen a decrease in gallons per minute on our own well since 2000. Water needed to service 24 "bunkhouses" and a swimming pool will put a strain on what is already a stressed system. The Hidden Valley area has seen extensive development over the last few years and this concerns all of us. And how will the septic systems needed, one for each pod of four buildings, be controlled so as not to contaminate surrounding wells or the Swauk drainage?

There is also concern about security and privacy. People staying at this proposed guest ranch may feel they can wander off the 34 acres and onto other parcels. We have already seen this lack of respect for private property. The application states there will not be a permanent resident to oversee the activity of these people. What happens in a fire or medical emergency? The fire emergency is particularly concerning. It is amazing how people think they can have a campfire no matter the fire danger conditions.

While the only animal shown on the application is deer, there are many more animals that live here. Elk and deer frequently travel through this area, along with black bear and bobcat. Our area is in the migration zone for birds and we have seen white-headed woodpeckers, evening grosbeak and great horned owl. These species may not be important to this developer but they are to those of us who live here.

These are several of many concerns we have with this project. We do not feel it is consistent with the AG-20 zoning, agriculture or farming, but is more rural recreation which is not a good fit for our zoning. We do not feel this proposed development complies with the CUP requirements or the Comprehensive Plan.

1. It does not meet the definition of AG-20 and Rural Working
2. It is detrimental and injurious to the public health, peace, safety and character of the neighborhood.
3. It is incompatible with the rural character and intent of the zoning district in which it is located.
4. It is incompatible with the wildlife habitat.
5. It could significantly impact the water resources to the community.

Sincerely,



Claire and Kurt Lucke  
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CC: Laura Osiadacz, County Commissioner