

Dear Commissioners,

We, the property owners at 1550 Emerick Rd. Cle Elum, WA 98922 are writing this letter to express our concerns regarding the proposed CU-20-00005 Hidden Point LLC development ("The Development"). We derive a great deal of value and enjoyment from our property due to the quiet, rural nature of the area. We enjoy the many wild plants and animals and beautiful scenery along with peaceful community of Hidden Valley. It is a special place for our children to experience the outdoors and build an appreciation of and respect for nature.

Our property is located directly on Emerick Rd, the proposed access road to The Development. Our home is less than 100 yards from the road, and there are only a few trees that offer shelter from traffic and dust from vehicles passing by. In the early months of our use of our property, the number of vehicles traveling down Emerick Rd. was roughly one vehicle every 1-2 hours or so on a busy day, usually a neighbor in the community that we would wave at as they slowly and respectfully drove by. The road was graveled and flat, and traffic minimally disturbed our peace. Among our concerns with The Development, is the impact on the road in front of our home. As discussed by other members of our community, there are now significant potholes leading to and in front of our property, causing more noise and increased dust as more large trucks go by on a day-to-day basis. We are concerned that ongoing construction, and the subsequent increase in traffic from guests at The Development upon completion, will continue to damage the road and increase the traffic, dust, and noise, reducing the peacefulness we had sought when we purchased the property.

There are no physical barriers between the various properties in the area around our property and The Development. It is of concern that the inhabitants of The Development would knowingly or unknowingly wander onto our property or a neighbor's property, exposing themselves to unknown risks such as wildlife, difficult terrain, or disturbing existing landowners. It is also important to strictly follow fire safety guidelines during the summer months of the year in our community, and without a permanent "host" living on site, it would seem difficult to manage the occupants of The Development, especially as they venture out in the rural setting to explore the beautiful land.

While we recognize that property owners have the right to use their land as they see fit, they still need to do so within the rules and regulations of the applicable jurisdictions, and we want to make sure the potential impact of The Development is fully understood and acceptable, whether it be for the environmental impact on plants and animals in the area, the precious water resources we share, or the ability of the roads and infrastructure to handle the increased use.

Our request, as members of this community, is that the full impact of the proposed project be more carefully considered, especially with regards to its effects on the current inhabitants of Emerick Rd. and Hidden Valley, first and foremost the natural residents, followed by us, the current human inhabitants of the area.

Thank you for your consideration.

Signed,

Sarah Fishback, Michael Fishback, Edison Fishback, Otis Fishback

Lisa Cook, Cody Cook, Reese Cook and Ellis Cook

From: [Cody Cook](#)
To: [Kelly Bacon \(CD\)](#)
Subject: Letter of Concern: CU-20-00005 Hidden Point
Date: Monday, January 4, 2021 1:47:16 PM
Attachments: [CU-20-00005 Hidden Point - Letter of Concern.docx](#)

Hi Kelly,

Please find attached a letter of concern from myself and my co-owners at 1550 Emerick Rd. Our concern is surrounding CU-20-00005 Hidden Point and the potential impact this development would have on our community from a lifestyle, infrastructure and safety perspective.

Thank you for your consideration.

Best,
Cody Cook
425.306.4878