

December 28, 2020

Linda Geren
2462 Hidden Valley Road
Cle Elum, Wa. 98922

Re: Hidden Point LLC (CU-00005)

Dear Commissioners:

I am writing to express my concerns regarding the construction of the Hidden Point recreational project. Our property lies just below the proposed development site. My husband, Mike Mckay and I are full time residents of Hidden Valley. We both retired from demanding careers: he in higher education and myself in agriculture and with the USDA in the NorthEast. We sold our farm in New Jersey in 2016 and actively chose to relocate to this location. Our decision was based on finding this place that was peaceful, quiet, had abundant wild life, unencumbered views of nature and a strong sense of community that shared these same values. I am opposed to the development of a recreational facility of this type within our community. Additionally, I am alarmed by the unprofessional and unethical method in which this project was being conducted up until the point of discovery. This does not speak well for the developer's intent and is not reflective of the residents of our rural community.

My concerns are as follows:

1. Water quality and availability. Our area already suffers from diminished quality and uncertain longevity of our wells. Ongoing droughts and changing weather conditions continue to make this a significant issue. The depth and quality of the aquifer that supports this area is finite and the greatly increased new construction of single family homes has already affected our water security. What efforts are being made to assure that the additional pressure that Hidden Point LLC will place on the water supply will not negatively impact the current residents? What is being done to protect our water rights that have already been bought and paid for?
2. Wildfire danger. This community is acutely at risk of devastating wildfire. Current community residents work conscientiously, both privately and in conjunction with DNR to mitigate the potential risk and spread of wildfire. All we need to do is look up or out windows to still see the damage from the Taylor Bridge fire of 2012. Several of our residents still suffer the consequences of a single careless act. Bringing a number of well meaning, but unvested people into the middle of our area heightens this risk tenfold. Who will be responsible for protecting our safety? Will Hidden Point LLC be liable for damage done by their guests?

3. Impact on and endangerment of wild life and habitat. This area is a verified habitat and migratory pathway for a number of species of animals, birds, reptiles, plants and wild flowers. Many of our residents live here specifically to be surrounded by such beauty and diversity. We manage our properties to encourage and protect these species and their environments. The implementation of this project has already damaged the habitat. What will be done to restore and protect them in the future?

4. Infrastructure, trespass and safety. The roadways in this area are predominantly gravel. They are not designed for heavy traffic use. Many are private roads that are maintained by the property owners. How will Hidden Point LLC contribute to their upkeep proportionate to their increased use? Waste and sewage created by this level of use will be significantly increased as well. It is extremely important that a foolproof plan is in place that will prevent waste contamination of the ground and water resources. How will Hidden Point LLC assure this? The proposed development is surrounded by private property. Nothing is mentioned about how the developer plans to maintain their property boundaries. All Residents here deeply value their privacy. How will the safety and privacy of the other land owners be protected from increased potential for crime, trespass and liability? Given the additional number of people that could be present in the development and the nature of the roadways, specific provisions must be made for emergency access and egress. What is the plan for emergency evacuation in the event of fire, natural disaster or other such events that require lifesaving resources?

I hope you will consider my alarm and the lists of concerns as you review the request for a conditional use permit submitted by Hidden Point LLC. This development undermines the core values of our community. I am grateful to live in Kittitas County and want to preserve its assets. Thank you for your time and consideration.

Sincerely,



Linda Geren

From: [Linda Geren & Michael McKay](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Patricia Galloway](#)
Subject: Re: Notice of Application - CU-20-00005 Hidden Point
Date: Tuesday, December 29, 2020 5:50:21 PM
Attachments: [hidden point opposition letter \(signed\).pdf](#)

Hi Kelly,

I appreciate your sending the public notice and CU attachments. I have attached a personal letter to this email expressing

my concerns with the Hidden Point LLC project (CU-20-00005). I feel that environmental impact studies and at least a minimal SEPA review are necessary to determine the suitability of a development

of this scale in this location. I love living in Hidden Valley, have a significant emotional and financial investment here

and want only the best for this community. Please feel free to contact me with any questions or concerns. I have also placed

a hard copy in the mail addressed to your attention. Thanks for your time and consideration.

Sincerely,

Linda Geren

On Thu, Dec 17, 2020 at 9:31 AM Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us> wrote:

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00005 Hidden Point.

The proposed project is for a “Guest Ranch or Guest Farm” providing overnight lodging, dining and recreational facilities in a rural setting. All application documents can be found at the links below. I have also attached the SEPA Checklist for recording. CDS is using the optional DNS process for this application. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on Monday, January 4, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

CU-20-00005 Hidden Point Internal

[CU-20-00005 Hidden Point External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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Linda Geren and Michael McKay
Some where in between New Jersey and Washington!
<http://www.highview-farm.com/>