

December 30, 2020

Michael McKay  
2462 Hidden Valley Road  
Cle Elum, Wa. 98922

Re: Hidden Point LLC (CU-00005)

Dear Commissioners:

I write to express concerns regarding the Hidden Point recreational project. Our property lies just below the proposed development site. My wife, Linda Geren, and I are full time residents of Hidden Valley. Our decision to move here in 2016 was based on finding a 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

**My concerns include:**

Water quality and availability. Our area already suffers from diminished quality and uncertain longevity of our wells. 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?

Wildfire danger. As you know, wildfire danger constantly worries the entire county, but most especially those of us who live in area that are surrounded by woods and especially in areas such as ours where there is only a single point of ingress and egress. Visitors to the Hidden Point project are not likely to be as aware of the potential for such fires as we are. Is there any reason to believe that Hidden Point will have the ability to control their customers or provide means to manage a fire?

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?

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 and protect the property boundaries of our community. 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? What is the plan for emergency evacuation in the event of fire, natural disaster or other such events that require lifesaving resources? Finally, many of us walk our dogs or ride our horses on the narrow roads here; the ability to do so is one of the important reasons that we moved here. This is possible because the only traffic here is our neighbors. Customers attracted to Hidden Point will not necessarily understand the 'rules of the road' for a community like ours.

I hope you will consider our 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,

Michael McKay

**From:** [Michael E. McKay](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Patricia Galloway](#)  
**Subject:** Hidden Point  
**Date:** Thursday, December 31, 2020 10:29:37 AM  
**Attachments:** [December 30 hidden point.docx](#)

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Kelly, thank you for keeping the Hidden Valley community appraised of this development. Attached is a letter relevant to this application. Michael McKay