

From: [Kathy Perkins](#)
To: [Kelly Bacon \(CD\)](#)
Subject: LP-22-0001 Suncadia Ph2 Div 7
Date: Monday, February 28, 2022 9:42:08 AM

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February 28, 2022

RE: LP-22-0001 Suncadia Ph2 Div 7

Dear Kelly,

The purpose of this letter is to comment on the latest proposed development by Suncadia in the Nelson Preserve area. While I know that development is inevitable, I have two concerns about this particular development that I would like to bring to your attention.

1. The placements of the eastern boundary lines of lot 67 to approximately lot 41. Under the current proposal, these lots back up to an elk corridor, a seasonal creek and seasonal wetlands. We live right above this area and each Spring; we see a seasonal stream and flooding near the proposed lot lines. We also see significant wildlife who use this corridor on almost a daily basis. My concern is that while I understand these lots will be developed, has there been any thought to how building next to the stream and where it floods will affect the water quality etc.? I have been lately been dismayed by the lack of regard for the environment that Suncadia has shown with some of their recent developments in Nelson Preserve such as the tract homes at the Cabins at the Farm. If you look closely at the Cabins at the Farm, you will see that some properties border on to a creek and there is already starting to be pollution and other things falling in the Creek during the development process. In the future, there will be pesticides, fertilizers etc. that will fall into the creek which flows into our drinking water as well. While it is too late to stop all the damage done from the Cabins at the Farm, it is not too late to make sure it does not happen again. For these reasons, I would encourage you to look closely at the lot lines on these lots and how close they are to the stream etc. It would be nice to push the boundary lines back to a point to avoid the destruction of the stream and limit the pollution. It would also help the area stay a wildlife corridor. The developers at Suncadia seem to have only one focus: to generate as much money as possible with no respect for the environment. I hope you will help get them on track of honoring their development agreement and protecting the environment. For these reasons, I ask that you do not approve this application without adjusting the boundary lines of lots 67 to approximately Lot 41 to take into account the seasonal stream and wetlands by pushing them back away from this area.
2. Safety concerns about one exit gate from Suncadia. Suncadia is just getting started on the development of hundreds of more lots in the Nelson Preserve. Yet, they are not planning any other exit route except the main entrance. I would like to ask there is in another entrance/exit for emergency purposes or a gate with a full-time gate guard. Suncadia simply cannot keep adding homes without an emergency exit route. I know they do "have" an exit off of 903 but in the case of emergency, will it work? Someone is going to drive down there and manually open it? There needs to be a better solution. Also, there will be hundreds more cars on Swiftwater now on a daily basis and this needs to be addressed with better infrastructure as well. For this reason, I am asking that you do not approve this application without having them add a second gate off 903 that is maintained 24 hours a day.

Thank you for your consideration,

Kathleen Perkins
421 Big Rock Lane
Cle Elum, WA 98922