

**From:** [Gretchen Garland](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Subject:** RU 22-00002 (East Peak Reasonable Use Variance)  
**Date:** Friday, April 22, 2022 11:56:24 AM

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Hi Rachael, please see my comments re: RU 22-00002 (East Peak Reasonable Use Variance) below.

Thanks,  
Gretchen

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Kittitas County Community Development Services:

I am a resident of Sundance, immediately south of the parcel and adjacent to the wetland area, and I recommend that the zoning variance NOT be approved.

This wetland area—and areas upstream—have become increasingly saturated (even since 2018 when the original site plan was approved), with excess water cutting new streams to flow downhill. In fact, the Sundance itself now has a stream running under the north footings of the building, which we spend each summer repairing damage from and reinforcing against.

While the proposal describes a plan to enhance a buffer to the east/downhill, it does not address areas uphill and to the south, which could extend the boundaries of the wetland and greatly worsen conditions for the already aging Sundance structure. Further, buffer requirements are put in for this reason—to protect our natural resources and protect building structures from unstable conditions. (Reminder: the Surfside collapse in Florida.)

In closing, I recognize that the applicant revised the original proposal to condense the development and move the multi-family structure furthest from the wetlands. As a resident, I am very appreciative of that decision and also trust the CDS will make the best decision for our land and community.

Thank you for your consideration,

Gretchen Garland  
223 Hyak Drive E, #648, Snoqualmie Pass