

October 18, 2023

Jamey,

My name is Diane Berge and my husband and I own property in Granite Creek at 1061 FS Rd 4517. I am strongly opposed to the proposed Development titled Fowler Creek Guest Ranch, CU-23-00003. While I have many comments regarding the detrimental effects this project will have on the Community and the environment, the following comments are related to estimated Vehicles, and Water & Sewer needs and their related impacts from the project.

The estimates in the proposal for the number of Vehicles, number of People and the Sewage generated when the RESORT is at maximum capacity appeared very low to me so I ran my own estimates based on the information they provided and my experience. Please see the attached spreadsheet. For Vehicles, in Exhibit 12 Traffic, they estimated 92 trips per day total at 2 trips each, so an estimated 46 vehicles per day. I estimated 217 vehicles per day. In Exhibit 9 Sewage Treatment Plan, they estimated 116 people, I estimated 520 people. For Sewage generated, they estimated 6620 gpd, I estimated 27,200. The Approval Authority should review this carefully; if the developers' numbers are artificially low, which I believe they are, it would conceal the true impact of the project on the community, and the environment.

Exhibit 8 Domestic Water Plan

Water in this area is becoming scarcer. Back in 2006 when we bought our property in Granite Creek, the lots there were 3 acres minimum. Since then, and due to concerns over the availability of water, the zoning was changed to 5 acres minimum. They now have the Kittitas County Public Water Bank and an Over-the-Counter Water Mitigation Process in place. There are green, yellow zone and red zone designations, these 84 acres are in the yellow zone. Some residents in the community have expressed that their wells have run dry. And this year, Washington State has had one of the worst fire seasons, due to drought and the effects of climate change. We know climate change will worsen in the coming years. The trend is clear that water scarcity will be a challenge in the years ahead. The proposed development will bring hundreds of people per day to this area, all needing water and taxing our limited water resources. I believe this project will have a detrimental effect on water availability.

The Water Plan lacks detail. There is not even an estimate on how much water they need per day.

Specific to the numbering in the Water Plan:

1b) Is it actually allowable for a developer to use the OTC water bank in the green zone, and then pipe the water to the yellow zone? How does this effect the aquifer and the water rights of others with more senior water rights? The applicant should provide more clarification on what is meant by "The use of an existing well located in the green zone mitigated by water from an existing water bank with said water being purchased or currently owned or controlled by the applicant." How much water would they be taking from the green zone?

2) They are proposing trucking water from the green zone to the yellow zone for this development. What is the quantity of water? Is this something that is legal and allowed?

3) What are these other water sources?

4) They are actually counting the sewage from the RV's going into the drain field as a recharge to the Fowler Creek Water basin. While the drain field will provide some recharge for the system, the fact that they are counting this water really highlights the extreme water scarcity in the region.

Other Items – In the Exhibit 1 Narrative, they indicate a swimming pool might be constructed. Where would this water come from? Where would this water go when the pool is drained? What is proper disposal for this water?

Estimating Water Usage: Since the developer hasn't estimated the quantity of water needed, I did a quick estimate using 60 gpd per person. This rate should be verified, I've seen some rates per day higher than that. At max capacity, they would need (116 less 30 at the RV Sites) 86 people x 60gpd or 5,160 gpd per their estimated number of people, but using my estimate of (520 less 120 people at RV sites) 400 people, the estimated use would be 24,000. This is a huge discrepancy. Note that I assumed the people from the RV extra vehicles used the facilities within the RV's but this may not be the case if the RESORT provides public restrooms available for those people.

Exhibit 9 Sewage Treatment Plan

As noted in the attached estimate I provided, my estimated volume of sewage is much higher at 27,200 gpd than the 6620 gpd they have estimated. Their plan should be reviewed with this higher volume in mind. Larger drain fields, storage tanks etc. would be needed to handle this much sewage.

In summary, I recommend subject matter experts review both the quantity of water needed & sewage quantity expected to be generated for this RESORT, and a licensed expert in Hydrology & Groundwater to evaluate the proposal to ensure there will not be a detrimental effect on the aquifer and the water rights and water availability of others in the Community. In addition, my estimates on Vehicles should be considered when reviewing the Traffic Impacts of this development on the roads and intersections in this community and also the effect those vehicles have on Noise. Please reference my previously submitted Comments on Traffic.

Respectfully,

Diane Berge

Professional Civil Engineer (retired)