

**From:** [Dan Carlson](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Jeremy Johnston](#)  
**Subject:** FW: Hidden Point CU-20-00005  
**Date:** Wednesday, December 16, 2020 11:27:34 AM  
**Attachments:** [Hidden Pt Ranch CU-20-00005.pdf](#)

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Dan Carlson, AICP  
Community Development Services Director  
Kittitas County  
411 N Ruby ST, Suite 2  
Ellensburg WA 98926  
(509) 933-8244  
[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)

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**From:** Kittitas County Commissioners Office <[bocc@co.kittitas.wa.us](mailto:bocc@co.kittitas.wa.us)>  
**Sent:** Wednesday, December 16, 2020 9:22 AM  
**To:** Cory Wright <[cory.wright@co.kittitas.wa.us](mailto:cory.wright@co.kittitas.wa.us)>; Laura Osiadacz <[laura.osiadacz@co.kittitas.wa.us](mailto:laura.osiadacz@co.kittitas.wa.us)>; Brett Wachsmith <[brett.wachsmith.co@co.kittitas.wa.us](mailto:brett.wachsmith.co@co.kittitas.wa.us)>  
**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>  
**Subject:** FW: Hidden Point CU-20-00005

PLEASE DO NOT REPLY TO ALL. Thanks!

**Julie Kjorsvik, CMC**  
**Clerk of the Board**  
**Kittitas County Board of Commissioners**  
**205 West 5<sup>th</sup> Ave. Room 108**  
**Ellensburg, WA 98926**  
**509-962-7508**  
[www.co.kittitas.wa.us](http://www.co.kittitas.wa.us)

*"It's not the years in your life that count. It's the life in your years"*  
*Abraham Lincoln*

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**From:** Bill Ames <[goldlarix@msn.com](mailto:goldlarix@msn.com)>  
**Sent:** Wednesday, December 16, 2020 8:57 AM  
**To:** Kittitas County Commissioners Office <[bocc@co.kittitas.wa.us](mailto:bocc@co.kittitas.wa.us)>  
**Subject:** Hidden Point CU-20-00005

Dear Board of Commissioners,

Attached please find my letter regarding the proposed development, Hidden Point Ranch.

Sincerely,

Bill Ames  
3200 Emerick Rd  
206-735-2399

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Bill Ames  
P.O. Box 571  
3200 Emerick Rd  
Cle Elum, WA 98922  
goldlarix@msn.com

December 15, 2020

Kittitas County  
Board of Commissioners  
205 W 5th Ave Ste 108  
Ellensburg, WA 98926-2887  
bocc@co.kittitas.wa.us

RE: Hidden Point CU-20-00005

Dear Commissioners,

I am writing to oppose the Hidden Point development. After reviewing the application, I have these concerns:

Project Narrative

- Project Description does not define “no...long-term residents”. How long, specifically is long-term?
- Conditional Use Criteria (a) states “use is desirous to the community”. It is not desirous to the community; my wife and I oppose the project as well as all neighbors along Emerick Rd. Under Conditional Use (e) the project compares itself to Unionville Ranch, an actual ranch and business, Huntley Lodge which has direct access off Hwy 970 and also has noise issues from outdoor music systems and loudspeakers, and the Flying Horseshoe Ranch, which is an actual guest ranch with horses (my wife attended camp there in the 1960’s) and has direct access off of Red Bridge Rd. Hidden Point Guest Ranch is not a Guest Ranch and is reached via 1 mile of county road, then 2 miles of gravel road past single-family homes. Conditional Use (g) is misleading: the applicant graded much of the land, built roads and removed numerous trees (without permits), obviously with unobstructed views in mind. The site is now mostly barren and is located at an elevation that will be visible for miles.

SEPA Environmental Checklist

- *B. Environmental Elements.* (1e) Project has already undertaken excavation and grading. (1h) the project has undertaken absolutely no erosion control measures, even though grading throughout the site has taken place.

- *Domestic Sewage.* “Bunkhouses are restricted to 2 guest each”—how will this be codified, in a rental agreement with the guests?
- *4. Plants.* (b) applicant quantifies vegetation to be removed or altered as N/A. Applicant spent the winter of 2019 and 2020 removing the majority of trees from the site—beyond what was burned in the 2012 Taylor Bridge fire, therefore (d) is incorrect in stating the project proposes to “leave majority of of native plants, trees etc.”.
- *5. Animals.* (c) Project site is adjacent to a large Conservation Easement managed by the Nature Conservancy. Herds of elk pass through in the late summer and early fall.
- *7. Environmental Health (a).* 4 needs to describe emergency service required for the project if it were to open, such as police and fire.
- *7. Environmental health (b3).* Applicant states that no hunting or motorized bikes and ATV’s will be allowed. This should include shooting. Again, how is this codified and enforced? Applicant had two guests who bypassed our No Trespassing signs and gates on their dirt bikes—we turned them back.
- *8 Land and Shoreline Use.* (c) Other foundations have been poured and, looking at the site plan, the proposed Common Pool House is under construction (they were working on it the weekend, December 12th and 13th, 2020).
- *11. Light and Glare.* (c) Application should include the fact that up to 24 pairs of headlights can be traveling to this destination on the over 3 miles of rural road (Hidden Valley Rd and Emerick Rd) at all times of night and morning, perhaps making several passes.

## PRELIMINARY SITE PLAN

The site plan shows Proposed Common Kitchen Area. This area has already been graded by the applicant. Also, our neighbors Boris and Natalie are directly across the north border. The site location does not respect their house location at all—common kitchen will be visible from the front of their house as it is within a 100-feet.

As noted before, the Proposed Pool House is under construction.

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My wife and I live at 3200 Emerick Rd and have owned land here for 31years. Our property is across the street from the proposed Hidden Pt Ranch. We love the rural character, the forest and wildlife and have worked hard to maintain that character and to enhance it where we can. We have 62-acres in which we seek to maintain sustainable forestry, to protect our forest from wildfire and preserve animal habitat. The reason we have focused on this is because we border conservation easement properties and it only made sense to preserve our natural resources to benefit future generations which, in turn, maintains the rural health of Kittitas County.

The Hidden Point Ranch project does not belong here. The property should be developed per the Land Use Code and adhere to established zoning with no exceptions. The site is 2+ miles private road from the end of the county rd (Emerick) and 1 mile on Hidden Valley Rd. The traffic and noise the proposed project will generate is not compatible with the rural lifestyle here. The project will not have a full-time resident caretaker to ensure that motorcycles, ATV's, shooting, trespassing, raucous behavior, loud music will not occur. The applicant can state in the application that none of these activities will be allowed, but how is that enforced—from neighbors calling the police or personally confronting guests? I see nothing but community degradation should this project be approved.

The applicant has been deceitful to me and other neighbors as to what was going to be built—when I asked Laura Lo, the applicant, she said 3 houses, 2 for the kids and one for the parents. In July, 2020 I heard shooting that sounded as if it were from our property. When I went to investigate, three people and a white SUV were parked on my neighbors land, target practicing with high powered rifles. When I asked them where they got permission, they said that the Lo's said it would OK. I told them they were trespassing and to leave, which they did. Additionally, this past spring, someone had built a fire ring and had a campfire on our property. I do not know who did it, but no-one around the area would have such disrespect for a neighbors property.

This project has blasted ahead without permits and it must stop. There is nothing to be trusted in the project or the applicant. They do not know the area, the history or the residents and, in my opinion, have no connection or concern for the community and the rural nature of the area. Their project would inflict a lifetime of agony for neighbors and tarnish life-long dreams of community stability and peace. The grading, trenching and waterlines already installed for the bunkhouses has, to the best of my knowledge, been undertaken without permits. This proposal cannot be rewarded with a permit approved to allow the development of Hidden Point Ranch.

Sincerely yours,

Bill Ames