

**From:** [borisk](#)  
**To:** [Kelly Bacon \(CD\)](#); [Dan Carlson](#)  
**Cc:** ["Patricia Galloway"](#); [gretchbill@msn.com](mailto:gretchbill@msn.com)  
**Subject:** RE: Notice of Application - CU-20-00005 Hidden Point  
**Date:** Wednesday, December 23, 2020 7:14:37 PM  
**Attachments:** [2380\\_and\\_HP.pdf](#)

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**Subject:** Concerns regarding proposed guest ranch Hidden Point, CUP Application, CU-20-00005

Dan Carlson, AICP  
Community Development Services Director  
Kittitas County  
411 N Ruby ST, Suite 2  
Ellensburg WA 98926  
(509) 933-8244

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

Boris and Natalie Kovalerchuk  
2380 Emerick Rd  
Cle Elum, WA 98922

December 23, 2020

Dear Director Carlson and County Commissioners,

We are writing to oppose the Hidden Point (HP) development. We signed the community letter submitted by Mrs. Galloway (Dec 14, 2020), and fully support community concerns. Our specific concerns are below. We own 13-acre parcel on the north from the Hidden Point property. It is directly adjacent to HP. See the map attached. We live permanently on this property for 20 years. The properties in our neighborhood are not fenced supporting the natural habitat of deer and other wildlife. Our parcel is not separated by any road from the HP and **we have a long-unfenced border with HP.**

- (1) **Fire hazard from unattended property.** During Taylor bridge fire in 2012, the fire came to our property from the parcel now owned by HP and devastated our property. We lost over 700 trees and our house was on fire. Brave firefighters were able to save it from the complete loss. We were able to find firefighters at dusk and bring them to our property, knowing how to reach our house on the private road, which the firefighters did not know. A beautiful house on the property, which is now owned by HP, was burned to the ground because it was **unattended**. The same complete loss occurred with the cabin on the property, which is adjacent to our parcel on the other side, which was also unattended. HP does not plan permanent staff on the property, which can result in repeating the fire devastation on our and other properties.
- (2) **Fire hazard from kitchen.** HP plans the kitchen within about **100 feet** from our house creating extra **fire hazard** from **HP 48 visitors**, especially if barbecue and other open fire installations are planned. See the attached map with our house next to the planned kitchen and 12 bunkhouses nearby. We are on the top of the hill with heavy wind. Any uncontrolled fire from barbecue, a fire pit or other kitchen installations can be devastating.
- (3) **Fire hazard and trespassing.** Not only kitchen but also **12 bunkhouses** are planned very close to our property creating another fire hazard, trespassing, disturbing wildlife and us. We planted hundreds of new trees and seedlings after the Taylor bridge fire. The trespassing inevitably will

disturb them. We already have seen litter around. Even with 2 people of staff on the property, it is not clear how trespassing of 48 people can be controlled, but without staff it is simply impossible.

- (4) **Noise and privacy.** HP, having three parcels with 34 acres, plans all bunkhouses and kitchen next to edges of their property on the north and south, leaving practically free from buildings the middle parcel of the HP property. This creates extra **noise** on our property from 48 people gathering in the kitchen within **100 feet from our house**. Boris is a CWU professor teaching on-line and conducting research at home office, which faces HP property. The noise from heavy equipment on HP property already is disturbing us. Boris's online lecturing of students requires a noiseless classroom environment. The noise from 48 people congregated in the kitchen and adjacent bunkhouses will worsen the noise. It will negatively affect not only us, but also **hundreds of CWU students far away** who take the on-line classes. We value quiet rural environment, this was one of the major reasons for us to move here. The note from Bill Ames stated: "... 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" (from the letter to commissioners from Bill Ames, 3200 Emerick Rd).
- (5) **View.** For 20 years, we were in the quiet secluded rural environment. Now the landscape to the south has already completely changed by HP and 24 bunkhouses, kitchen and other structures will add to this change.
- (6) **Water.** We are in the adjacent property and are concerned that HP water use by 48 people can impact the aquifer negatively.
- (7) **Road and traffic.** The private road is a one-way winding and icy in winter with extremely short view for incoming cars. The cars back up to give a way to the incoming cars. It is extremely dangerous at night, because this private road has no barriers and cars can fall down of the hill backing up. Only about 5 people use this road now with 48 additional people the frequency of dangerous backing up will increase dramatically. How traffic can be controlled? HP visitors will not be familiar with the area. We still experience the results of Taylor bridge fire, clearing the private road from falling dead trees. Just on Dec 19, 2020, Boris was driving at night on that private road and a fallen tree was on the road. He carries a saw for such cases in the car. Can we expect this from HP visitors? Who will assist them when HP will not have staff on the site?

We appreciate your taking the time to read this letter.

Best regards,

Boris & Natalie Kovalerchuk

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**From:** Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>

**Sent:** Thursday, December 17, 2020 9:31 AM

**To:**

**Subject:** Notice of Application - CU-20-00005 Hidden Point

Good morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00005 Hidden Point.

The proposed project is for a "Guest Ranch or Guest Farm" providing overnight lodging, dining and recreational facilities in a rural setting. All application documents can be found at the links below. I have also attached the SEPA Checklist for recording. CDS is using the optional DNS process for this

application. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on Monday, January 4, 2021. If CDS does not receive comments by this date, we will assume your agency has no interest in the application.

[CU-20-00005 Hidden Point Internal](#)

[CU-20-00005 Hidden Point External](#)

Thank you,

## **Kelly Bacon**

### **Planner I**

#### **Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

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2380 Emerick House

