

To: Kittitas County Commissioners

From: Brian Clark and Liz Banse

Regarding: Notice of Application - CU-20-00005 Hidden Point

12/27/2020

Dear Commissioners,

We own a house and several parcels at 4820 Emerick Road, up the hill from the proposed Hidden Point development. We originally purchased land here in 2006, and were severely affected by the Taylor Bridge fire in 2012 – Our house burned down and many trees were killed.

Since we purchased our original property we have endeavored to be active members of the community, and we participate in road maintenance efforts, fire-wising and general communications efforts with our neighbors to preserve the wild and scenic nature of the area, safety of residents, water availability, etc.

We have now seen the notice of application for the Hidden Point development and we are concerned about a number of issues:

1. Having dozens of guests driving in and out on our private dirt road is likely to increase wear and maintenance costs.
2. Most of the wells in this area are marginal. Water is simply a scarce resource. Using well water to fill a swimming pool is just not reasonable.
3. It appears that the “Guest Ranch” is effectively going to be an unattended hotel with minimal supervision of guest activities. Whether it is 6 cabins or 24, having significant numbers of guests roaming around will have a negative impact on the neighborhood.
4. This is a very quiet area full of wildlife, and that is what makes it special. We saw a mother bear and a cub on the Hidden Point property several years ago, and not a day goes by that we don’t see deer, elk or too many bird species to mention. These animals are here because it is quiet. They don’t see people every day.
5. We only have one way out of our property in the event of a fire – Emerick Road. Beyond Unionville Ranch, it is a single lane, so cars have to pull off the road to pass each other. We already see a steady stream of vehicles driving up our road and across our property, apparently just out of curiosity or for hunting. More vehicles driving up the mountain will certainly happen with all the guests coming in and out, which will mean increased likelihood of breakdowns, vehicle fires and people getting lost. In a real emergency, like the Taylor Bridge fire in 2012, it will be difficult to ensure that there are not uninvited guests that need to be tracked down and evacuated. Curiosity seekers or lost ranch guests driving up the mountain could inhibit evacuation down the mountain. (some mapping apps show Hart road connecting to Emerick. This route is not passable but might be tried by someone who does not know the area)
6. Knowing how much time I spent with Community development and the health department getting our well approved and building permits after the fire I am really disappointed to hear that the Hidden Point development has been doing work including excavation and grading prior to getting a permit. I would hope that they are notified that they need approval before breaking ground and extensively modifying their property.

Thanks for your consideration.

Best Regards,

Brian Clark and Liz Banse

**From:** [Brian Clark](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** Re: Notice of Application - CU-20-00005 Hidden Point  
**Date:** Sunday, December 27, 2020 8:52:08 PM  
**Attachments:** [Hidden Point Comments - Brian Clark and Liz Banse.docx](#)

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Hi Kelly,  
Attached please find a document with our comments concerning the CU-20-00005 Hidden Point development.  
Can you make sure this gets to the right place?  
Thanks,  
Brian Clark and Liz Banse.

On Thu, Dec 17, 2020 at 9:31 AM Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)> wrote:

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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