

**From:** [Jason Dougherty](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** Please add to responses for CU-20-00005 Hidden Point  
**Date:** Monday, January 4, 2021 2:48:56 PM  
**Attachments:** [J. Dougherty SEPA Comments with Exhibits 1.4.2021.pdf](#)  
[J. Dougherty SEPA Comments with Exhibits 1.4.2021.pdf](#)

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Kelly,

I'd like you to add this to the public comments for the Hidden Point CU application please.

Thank you,

Jason

# COMMENTS ON HIDDEN POINT SEPA CHECKLIST

## ABOUT THIS DOCUMENT

Since the SEPA checklist is a basis for environmental impact assessment for the project it is imperative that it be complete and accurate. To this end this document highlights portions of the SEPA checklist completed by the applicant (Hidden Point, LLC) that appear to contain inaccuracies, are incomplete, or are not answered at all and provides observed information and context that should be included in any decision of further study needed to be provided by the applicant or of approval of the CU application. The format of the information is as follows:

- **Bold text is quoted from the SEPA checklist**
- Grey boxed non-bold text is the applicants submission to answer the SEPA checklist question or concern
- Non-bold and non grey boxed text is additional information that adds context or other information that applies and was not highlighted by the applicant.

## OVERVIEW

In general the breadth of information missing or inaccurate calls into question the seriousness the applicant takes the process of obtaining a CU permit. It took a significant amount time to put together accurate information for this document and the applicant answered many questions as 'N/A' or 'NO' when clearly there are considerations that need to be made.

At a minimum the most concerning components are:

1. Wildlife that use the area for habitat have not been evaluated and the use not studied. The DFW has noted the area may be part of a migration route and more information is needed. A study should be performed by a qualified expert(s) to determine what impact, if any, this proposed project will have on wildlife in the area. As noted in the body for instance owls and hawks frequent the site and a wolf print was found in December about ½ mile from this proposed site.
2. Access Day-to-Day and emergency evacuation and fire access  
The applicant has not included any consideration for road improvement or regular maintenance, both of which are very necessary for an increase in traffic of 10x over existing traffic. This is not a 'very minor' amount of traffic increase and a single lane road which requires in some places one car to back several hundred yards to allow another to pass does not make for safe emergency evacuation or access by emergency

responders. It seems the applicant anticipates the nearby home owners to assist their guests when they get stuck?

3. Historic nature of the property. As referred to in the body of this document the Yakama Nation has expressed concern about this project being on a historically significant site. This represents an instance of where a quick phone call from the applicant may have discovered this issue. Instead it would appear little effort to due diligence was made.
4. Requiring a 24/7 on-site manager(s) to reduce risk of fire caused by guests through use of fireworks, smoking, parking cars on grass, etc... Also a full time on-site person is the only sufficient recourse to keep resort guests who are out of hand with noise or trespassing on neighboring owner properties for recreation purposes.

## APENDIX A

Photographic examples of wildlife in the vicinity of the proposed site of the Hidden P

### SEPA CHECKLIST (with relevant and important additional comments/context)

#### Applicant's Response

#### Comments

#### A. BACKGROUND

##### 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A

The applicant has done nothing to investigate or demonstrate impacts on run-off, aquifer, air quality in the area, impact on private roads due to the increased traffic, or on wildlife that use these parcels.

As a demonstration of the applicant's disregard for the environmental impact of their proposed project they conducted significant deforestation and grading before demonstrating doing so would not have a significant negative impact on the environment. Having already pre-emptively deforested the applicant makes the application sound like no significant damage will be done to the environment... They already have to further this project. That is the only reason many of the questions they are

answering 'no' or 'n/a' to can be answered that way.

The Department of Fish and Wildlife has responded to this CU with a request for consideration of this project as it may impact known wildlife migration routes. (which apparently was not researched by the applicant with a simple call to DFW)

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal?**

AWSD water system through Dept. of Ecology and KCDPH - pending

The applicant has not noted the DNR has requested they apply for and receive a permit before continuing work... presumably because the applicant illegally logged the land.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Building Permit, Adequate Water Determination, Septic Permit, Access Permit, Kittitas County, Fire Marshall

It seems these permits should be applied for and granted, conditionally, before the CU is granted Lest there be a permit that is not awarded for some reason (e.g. adequate water determination).

The applicant has not noted that the proposed site for this resort is currently only accessible by 1 of 2 private roads which have easements for residents. It was not envisioned for the easement to be used for commercial purposes and the easements do not specify commercial use is permitted or required to be granted by property owners.

The Access permit to the property, even if deemed legally allowable through the easement, is for 1 of 2 private roads that are not substantial enough to handle construction or continued use with significant unsatisfactory erosion.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?**

Sandstone, Basalt

The soil is predominantly clay. Though it is not listed here

The soil becomes easily saturated in the spring and fall and could result in erosion from the deforesting that has already been French drains and dry wells may on their own be insufficient.

It has already been noticeably more soggy and muddy along the private road between Joe Wood's property and the proposed site of this resort since the deforesting was done.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

NO

As noted in 1.c. above the soil becomes saturated in the spring and fall with snow melt and rain which causes the soil to be unstable and squishy.

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill**

Minor excavation for small cabin foundations and septic system install.  
Minor grading for new driveway and parking areas.  
All excavated soil to be used as backfill.  
Potential excavation for shared swimming pool and kitchen if that future phase is implemented.

The applicant has already conducted major excavation and deforestation.

Perhaps the applicant is leaving this out of the CU application because they've already done it without asking.

Additional, excavation will certainly be needed along with substantial retaining walls to prevent erosion of the soil where any driveways and buildings are located due to the grade of the parcels.

Additional tree cutting and substantial excavating will also be needed to build the pool and pool house.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

NO

Yes. The applicant and this process would benefit with the applicant performing an engineering soil evaluation.

**g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

IMPERVIOUS AREA:  
- existing structures: 2350 sf  
- new structures: 13,100 sf

Gravel surfaces used for automobile travel compact as if it is a paved surface.

"Gravel surfaces used for vehicular traffic are considered impervious because the

- existing driveway: 11,400 sf  
- new driveways: 24,700 sf  
TOTAL IMPERVIOUS: 40,150 SF  
(.92 acres) - or 2.9%

vehicles compact the surface. As the surface compacts it will have the same hydrologic characteristics as a paved surface”

Considering all roads on the applicant’s site plan as they should be, as impervious yields the following rough calculations:

Actual impervious surfaces are on the order of (conservatively):

96,000 SF (2.21 acres) or 6.98%

Additionally:

The applicant has only 1950 sf of permitted structures ‘existing’. An additional unpermitted foundation has been constructed on the property. This exhibits a pattern of building first and asking for forgiveness for not following the appropriate approval process later.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Silt fencing and mulching during construction as needed Cut slopes less than 2:1

As noted in 1c and 1d above the ground becomes saturated in the spring and fall. The strategies outlined by the applicant to control erosion and storm water may be inadequate given the extent they logged. It may be necessary to use a substantial storm water solution (drains/storm water pond).

This process could benefit from a study to determine the impact that has been done by the applicant on the capacity of the land to handle water runoff and recommend appropriate measures to keep water from impacting the surrounding land.

**2. Air**

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Dust Particulates and Fuel Emissions during construction. Very minor fuel emissions from seasonal residents

Some neighbors have heard from construction crews that the applicant has discussed renting or offering for use to clients UTVs. If so, the applicant should note how many and estimated time

running the UTVs would be rented for.

Is the applicant providing outdoor fire pits to guests or is the resort allowing the use of outdoor fire pits? If so emissions from those could far exceed smoke emissions from everyone else in the vicinity put together.

I believe the applicant should provide assurance these not be installed as a condition of any permit. And some teeth (fine?) should be included to prevent this sort of activity at 24 cabins.

### **3. Water**

#### **a. Surface Water**

**1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

NO

Swauk Creek, 2300 feet down the hill, from the proposed site of Hidden Point. Swauk Creek (the gorge). On the other side of the Hidden Point property, also down the hill, are several year round Ponds, on Unionville Ranch property. The ponds are used by number of birds and mammals for sanctuary.

These water bodies are quite close to the proposed site and should have been noted by the applicant. The applicant does mention 'the gorge' as part of the recreation opportunities so they are aware that is close even if it was not included by them here.

**3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A

As noted in 1c and 1d the soil becomes saturated. It is unclear what animals use during these times, what will be moved or has been moved, and what is planned to be moved by the applicant.

In order to fully understand a study of the property by a qualified expert(s) would be

needed.

**4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

NO

The applicant has more impervious surface than they calculated and may not be aware of the soil conditions at the site. A study should be done by a qualified expert(s) to determine the impact of these factors on surrounding areas.

**b. Ground Water**

**1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

A shared well will be used for household water needs.

Water Use for Phase 1: 985gpd

Water Use for Phase 2: 1995 gpd

Group B Water Design Workbook prepared by Granite Civil Services is attached. Water will not be discharged to groundwater.

The math for water use doesn't make sense. Phase one includes 4 cabins and a shop for an average of 197 gpd per building.

Phase 2 includes 24 cabins and a pool with pool house for an average of 76 gpd per building.

Something doesn't add up. The applicant should clarify the water use as interpolating from the first 4 to the remaining 20 results in a very substantial increase in water use compared to what is the stated water use for phase 2.

**2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

DOMESTIC SEWAGE

PHASE 1 - ONE { 1} 4- BEDROOM SEPTIC SYSTEM SERVING 4 BUNKHOUSES (BUNKHOUSES ARE RESTRICTED TO 2 GUESTS EACH)

The applicant has not disclosed Phase II waste material in their application. Their application is incomplete as they are required to disclose impacts for the entire project over time not just a starting portion.

**c. Water Runoff (including stormwater)**



**1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater: into footing drains/french drains and drywells as needed

The applicant does not discuss where road and driveway runoff will go. (Storm water pond?) As noted in 1c and 1d the soil in this area becomes saturated in fall and spring.

**2) Could waste materials enter ground or surface waters? If so, generally describe.**

NO

If the applicant has not performed a study including site specific soil evaluation this may be an unintended consequence. Also the gpd the applicant noted in 3.b.1. is high per person and should be included in this study to determine no adverse effects.

**3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?**

NO

As the planning mentions in this application there is already evidence the deforestation and excavating has changed drainage patterns. There is more water pooling and soggy ground at the private road than in previous years in similar conditions.

**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

footing drains/French drains to drywells as needed

As noted in 1c and 1d a more robust solution may be needed to prevent significant changes in water flow during soil saturation that affect wild life, neighbors property, and the private road.

**4. Plants**

**a. Check the types of vegetation found on the site:**

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

The applicant has deforested the majority of the parcels prior to applying for CU. As such it is impossible to see what was there as the damage is done. However, examples of the foliage that existed can be found at neighboring properties which includes diverse foliage of Oak, fir, pine, and countless varieties of shrubs deer feed on and small animals use for habitat.

\_\_\_ Orchards, vineyards or other permanent crops.

\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_ water plants: water lily, eelgrass, milfoil, other

\_\_\_ other types of vegetation

**b. What kind and amount of vegetation will be removed or altered?**

N/A

The applicant as noted deforested the majority of the property before application... To which the DNR has posted a stop work order because the applicant did not apply for a permit before performing this land alteration.

There are still some evergreen trees (pines/firs) next to the private road on the side adjacent to Joe Wood's property. The site plan indicates a swimming pool on the property on a steep section of their property. It is more likely, if given the CU approval, that the applicant will 'change their plan' and put the swimming pool in this thick of trees because it is level ground. In this case the applicant will clear additional mature trees to build the swimming pool. I believe the environmental assessment should consider this as a possibility because this is the logical place to put a pool on the property without a substantial retaining wall.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Project proposes to leave majority of native plants, trees etc. undisturbed

The majority of the trees on the site of the resort were felled by the applicant before CU application and the land left deforested.

The applicant cleared trees without regard to preservation of other foliage. Many trees and shrubs bare scarring from the excavator they used to fell trees on the property.

**5. Animals**

**a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site:**

birds;_ turkey mammals: deer	<p>This list is extremely limited to the real list of species that frequent the area. Some photographs are attached of some visiting species.</p> <p>Some I have personally seen near or at the proposed site of the resort are: Deer, elk, coyote, bobcat, black bear, turkey, marmot, snakes, raven, hawks and owls (many species), Praying Mantis, squirrel, grouse, and many more...</p> <p>Gretchen Chambers has submitted a more complete list of animals that are known near the site.</p>
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**b. List any threatened and endangered species known to be on or near the site.**

N/A	<p>A suspected wolf print was discovered in the snow less than 1/2 mile away in December</p> <p>Great Horned Owl</p>
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**c. Is the site part of a migration route? If so, explain.**

Swauk Prairie	<p>The Department of Fish and Wildlife has this site listed as a possible migration route. A study needs to be conducted by qualified individuals to know for sure.</p>
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**d. Proposed measures to preserve or enhance wildlife, if any:**

N/A	<p>I believe the applicant meant 'None'.</p>
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**e. List any invasive animal species known to be on or near the site.**

N/A	<p>See 5c above. I don't believe the applicant has researched this and should either show or conduct a study to complete this application and consideration of approval for the CU..</p>
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**6. Energy and Natural Resources**

**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

<p>water heating to be provided by Propane; power to be electric; Project intends to use solar energy pending feasibility</p>	<p>If Hidden Point intends to, or even might use in the future, solar panels to provide energy the CU process requires the information about solar be disclosed during this process. For instance if solar panels will be mounted on freestanding frames these will be impervious surfaces need to be included in erosion</p>
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consideration calculations.

**c. What kinds of energy conservation features are included in the plans of this proposal?**

Efficient water heater, Efficient heating, LED lightbulbs, Efficient U-Value windows, potentially using solar power

I applaud the use of energy efficient lights and windows. See 6a above regarding solar power use.

**7. Environmental Health**

**a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

[blank]

Fire is a significant concern in our area. The Tailor Bridge fire burned many homes in the area and is quick on everyone's memory.

The applicant has not addressed a mitigation plan for the risk of wild fire starting from a guest they have, know little to nothing about, and have no on site supervision of (per their resort plan).

Having 50-70 people at any given time at their resort unsupervised, and probably unaware of fire risk, is a recipe for a wild fire. Smoking, use of outside fires, lighting fireworks, or parking cars on dry grass are all behaviors I suggest are likely going to happen at some point on their resort property if the CU is approved and they build. I suggest the only mitigation for this is if the owner's personally know the individuals or have at least one full time on-site manager who can quickly intervene when a guest engages in risky behavior. This is not part of the applicant's plan for the proposed resort.

Additionally the private road is single lane and in some places requires one car to back for several hundred feet to allow a car in the opposing direction to pass. This provides a risk to firefighting and evacuations should there be a fire for home owners and resort goers alike. There needs to be a plan for mitigating this risk. The road is not designed or built

for this amount of traffic.

**4) Describe special emergency services that might be required.**

N/A

The applicant did not include police and fire department services in their application.

**5) Proposed measures to reduce or control environmental health hazards, if any:**

Sufficient facilities for human waste;  
Limited use of chemicals during construction and at the property after construction is complete. All chemicals to be legally disposed of off-site;  
Limited Hauling times and distances

See 7a above. The applicant should mitigate resort guest fire starting risk, and plan for evacuation of the resort and nearby home owners who use the same private road.

**b. Noise**

**2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site:**

Construction will be 7am-4pm Monday thru Friday with attendant construction noise

The applicant has not addressed guest noise and mitigation of guest noise. With no full time on-site manager neighbors will not have good recourse for and will be infringed upon by the resort when there are noisy guests (drinking, parties, loud music, etc...)

**3) Proposed measures to reduce or control noise impacts, if any:**

Hidden Valley is meant to be a place of peaceful recreation.  
No hunting will be allowed  
No motorized bikes or ATVs etc will be allowed

The neighborhood has already noted motorcycle and ATV use that did not exist before the applicant began site development.

The applicant has not provided a plan or recourse for neighbors if their resort guests do not follow the 'peaceful recreation' principal they say it the goal. The only way this will happen in practice is with a full time on-site manager who can intervene with guests when they are out of hand.

It is also notable that respect for private property has diminished and has been correlated with the development of the site by the applicant. Some examples:

Putting a gate on property not owned by

the applicant in order to use it for construction vehicles (trespassing).

Garbage along the road, particularly liquor bottles. (In the 3 years prior to the applicant starting development I did not see a single piece of garbage on the private road).

Use of the front private road has resulted in damage that has required gravel be brought in. In the 3 years prior to the applicant starting development I only had to put small patches of gravel and dig small portions of ditch for run off. This year I brought in 10 yards of gravel and needed to dig 300 yards of drainage ditch to repair the road.

## **8. Land and Shoreline Use**

### **a. What is the current use of the site and adjacent properties? Will the proposal affect current and uses on nearby or adjacent properties? If so, describe.**

Residential and Agriculture and Guest Ranch (this project will not affect neighboring properties)

There are 2 VRBOs at Hidden Valley with a working horse boarding ranch and on site property owner. Two VRBOs at Hidden Valley. The Hidden Point proposed project will increase traffic on a private road used by 2 homes to one used for 26 homes. This is a 13x increase in road traffic. The road is barely staying together as it is. The foundation is clay with large gravel on top. Even after the applicant improved the road it quickly degraded and continues to as the winter carries on.

The 13x traffic increase will greatly affect the aesthetic and noise in the small valley.

### **c. Describe any structures on the site.**

Pump House and Storage Cabin (under construction)

The 'Pump House' is a 4 car garage with a wood burning stove, and possibly loft sleeping area.

There are 2 additional foundations on the site. 1 is a guest cabin and the other is just a concrete foundation. There is 1 residential permit issued none for the other foundation.

### **h. Has any part of the site been classified as a critical area by the city or county? If**

so, specify.

NO

Yes... See state department, Yakama Nation, dept fish and wildlife; dept ecology, swuak prairie

**i. Approximately how many people would reside or work in the completed project?**

No full time residents.

In Phase 1 full capacity would be 8 guests (1-2 maintenace workers will visit the site regularly) In Phase 2 full capacity could be up to 48 guests

48 unsupervised guests is a large risk for things like fire and disrespect of property rights of neighbors (ie. The guests feel like they can hike or use vehicles on land that is private because they think it's public).

There are times, even with owners, that cars get stuck on the private road. As the private road is not two lanes it can block the road for quite some time. This is likely going to be a larger issue when guests of the resort come and are unfamiliar with the road.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Overnight lodging for rural recreation provided in a safe and secure ranch ensures that visitors to the area comply with public safety and do not disturb the peace

The applicant has not described what ranching that is to be done on the site? Horse boarding, cattle farming, etc...

I think the applicant may have mistook the classification. This proposal seems to be recreation in surrounding areas not on the site. Unfortunately all of the property surrounding the proposed site is private including all roads and trails. All of these would need explicit permission from the respective owners to use for recreation.

It is concerning that the applicant seems to be saying the land, around the site, is going to be exploited or otherwise used to attract guests to the resort. This pretense will increase the chances of resort guests trespassing on private property if left unsupervised by a 24/7 on-site manager.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

N/A

'None'?

**9. Housing**

**b. Approximately how many units, if any, would be eliminated? Indicate whether high middle, or low-income housing.**

N/A

There are 3 parcels within the site and the proposal uses all 3 sites. Each site is zoned for 1 residence. Therefore the applicant will be eliminating 3 residential units.

The area has home in the middle income category.

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

14'

Metal siding

It is unclear whether this tallest height includes proposed solar panels and mounting frames if proposed to be on the buildings.

**b. What views in the immediate vicinity would be altered or obstructed?**

N/A

Joe Wood's home: across the private road already has an altered view from the proposed resort. His home has a direct view of the pump house (4 car garage) and a view of the first of the cabins framed in. Based on the location of that cabin he will have direct view of all 4 of the phase 1 cabins.

Borris: Adjacent property to the site has Nearly unobstructed view of the top portion of the deforested property. His view has already been changed irreparably before this SEPA form was filed and before the CU application was filed. He will have a direct view from less than 100 feet to the proposed kitchen and a clear view of at least 8 of the cabins proposed on the site.

From across the valley: Several home owners can already see the bare hill clear cut by the applicant. After cabins are built several cabins will be clearly visible from these neighbors should the site plan be followed.



**c. Proposed measures to reduce or control aesthetic impacts, if any:**

structures to be single-story, with low sloped roof. Structures to be clustered together in order to leave the majority of the land natural

The land the cabins are proposed to be on was deforested by the applicant. Therefore there is no natural foliage to help blend the structures. I have not seen the siding but the design of the cabins is not the most advantageous to keeping the structures blended in.

To decrease the building height a gable roof could be used. The applicant has decided on a shed roof. With either roof type all of the buildings will be clearly visible from adjacent properties and some of the buildings will be visible from home owners quite a distance away.

**11. Light and Glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Exterior lights would be motion activated after dusk

With no on-site manager helping with guest compliance with curfew/etc.. exterior lights will likely be turned on much longer than the applicant suggests. Additionally the first framed cabin has floor to ceiling windows for at least 100 sf of window area for night time lightly to light the surrounding areas.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No.

Yes. The only lights in this area are from the 2 neighboring owners. The proposed resort will increase light pollution in the immediate area by 10x and in a ¼ mile diameter circle about 3x.

There will be a significant change in light pollution to a degree that 6<sup>th</sup> order stars may no longer be visible on a normal basis.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

shielded, downward facing lights  
Non-reflective metal roof

The applicant does not address the siding material.

Additionally the most affected individual for light pollution will be Joe Wood. He

is down hill to the entire site and would see lights even if downward facing or shielded.

## 12. Recreation

### a. What designated and informal recreational opportunities are in the immediate vicinity?

Camping horseback riding, hiking

See 8.j. All property in the immediate vicinity is private. No property is available to be used by any potential guests of this proposed resort.

This includes roads and trails. These are all private and if guests use them they will be TRESSPASSING

### b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

Yes. The current owners are in the area are friendly with each other and allow considerate use of their property for walking, hiking, and horse back riding.

The resort will cause owners to be stricter with their land to prevent illegal use and the large number of guests at the proposed resort will cause owners to avoid the area.

### c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Guests will be able to take nature walks within the ranch, bird-watching, star-gazing, snow-shoeing, and mushroom gathering

See 8.j. The applicant has already deforested the land. Nature walks on the site are not likely as it will look like a hotel with circular driveways. The guests would likely use adjacent private property for any nature walks, bird watching, snow-shoeing, or star gazing. There are few trees left on the site for mushrooms to grow on.

Without a 24/7 on-site manager to mitigate it the guests of this resort will likely trespass on nearby owner's property.

Also still unclear what ranching is being implemented with the resort?

**13. Historic and cultural preservation**

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.**

NO

Yes. The Yakama Nation has indicated a historical interest in this site. See the letter from the Yakama Nation submitted in response to the CU application.

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation?**

NO

Yes. About 100 yards from the site imbedded in a stump (semi-permanently) was the barrel of an octagonal rifle (circa 1875-1900). Unfortunately sometime this year the stump, along with the rifle barrel, was dug up and stolen from the property (not owned by Hidden Point). The only excavators in the area this year have been hired or there on behalf of the applicant.

**c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

N/A

It appears the applicant decided it wasn't worth looking into this? It is concerning the applicant has not taken this SEPA checklist seriously enough to do even a small amount of digging.

The Yakama Nation tribe for instead has expressed this site has historic significance.

**d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

N/A

This again is concerning. Why does the applicant not consider this an important component of their application?

Just crossing fingers and hoping? They are responsible for due diligence. They need to do the due diligence.

**14. Transportation**

**a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Emerick Road

Emerick Road is private: easement is for owner access. It has not been specified an easement is given for commercial use. It is also not sufficient in structure or width to handle the traffic that will be produced by the proposed resort. The applicant has also not proposed a plan for road maintenance and mitigation plan to keep guests from driving on the incorrect private roads that are not improved and maintained by the resort.

Road maintenance on the private road is conducted by owners. Currently there are about 3 owners that chip in for plowing and maintenance. The resort will constitute 90% of the private road traffic if approved and built. The applicant has not specified how they will own at least that share of maintenance.

Hidden Valley intersection with 970: This intersection is very dangerous even for owners who are used to the turn off and turn on. The numbers of guests and unfamiliarity will further add risk of high speed car accidents at the intersection that result in serious injury.

**c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

N/A

I'm unsure how the applicant anticipates parking cars for 24 cabins. Perhaps this is an oversight on the application or site map? It is not specifically described but is going to be a requirement.

I note for instance there are at least a handful of parking places planned outside the pool area. Why is that not listed here?

**d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

NO	<p>The road to this site is single lane. The applicant better change their plans. As notes previously due to the nature of the private road, they will be 90+% of the traffic, they will need to provide a plan for substantial maintenance for the erosion of the road.</p> <p>The single lane road is not acceptable for the traffic load the applicant is proposing. It is fairly common cars get stuck and need help on the road. A single lane road blocks the road for emergencies.</p> <p>The neighbors generally help each other but it would seem the resort would be responsible for helping their stranded guests and neighbors compensated if the road is blocked.</p>
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**f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

<p>Very limited vehicle commuting by maintenance staff and minimal vehicle traffic by guests (one car per cabin)</p>	<p>As noted currently the road services 2-3 home owners. With the proposed resort having 24 they will be responsible for a 10x increase in car traffic.</p> <p>The private road servicing these few owners was not designed for the level of traffic proposed. The road frequently erodes in fall and spring. The applicant experienced this first hand having to re-gravel and install a drain culvert after they widen the road a few feet.</p>
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**h. Proposed measures to reduce or control transportation impacts, if any:**

[blank]	<p>Given the actual traffic increase on the road the current conditions of the road the applicant should propose some measures to mitigate traffic impacts on the private road and maintenance they intend to perform in an ongoing basis.</p>
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**15. Public Services**

**a. Would the project result in an increased need for public services?**

NO	Fire and Aid Help
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Help getting vehicles unstuck is common on this road and others in the area.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

N/A

The applicant should consider measures to reduce potential for trespassing, burden on neighbors when guests get cars stuck on the private road, use of neighbors who plow the road, and reduce the need for owners to 'police' resort guests who are out of hand or noisy

**16. Utilities**

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electrical - Kittitas PUD

The applicant mentioned propane as a source of fuel but that is missing in this section.

## **APPENDIX A**

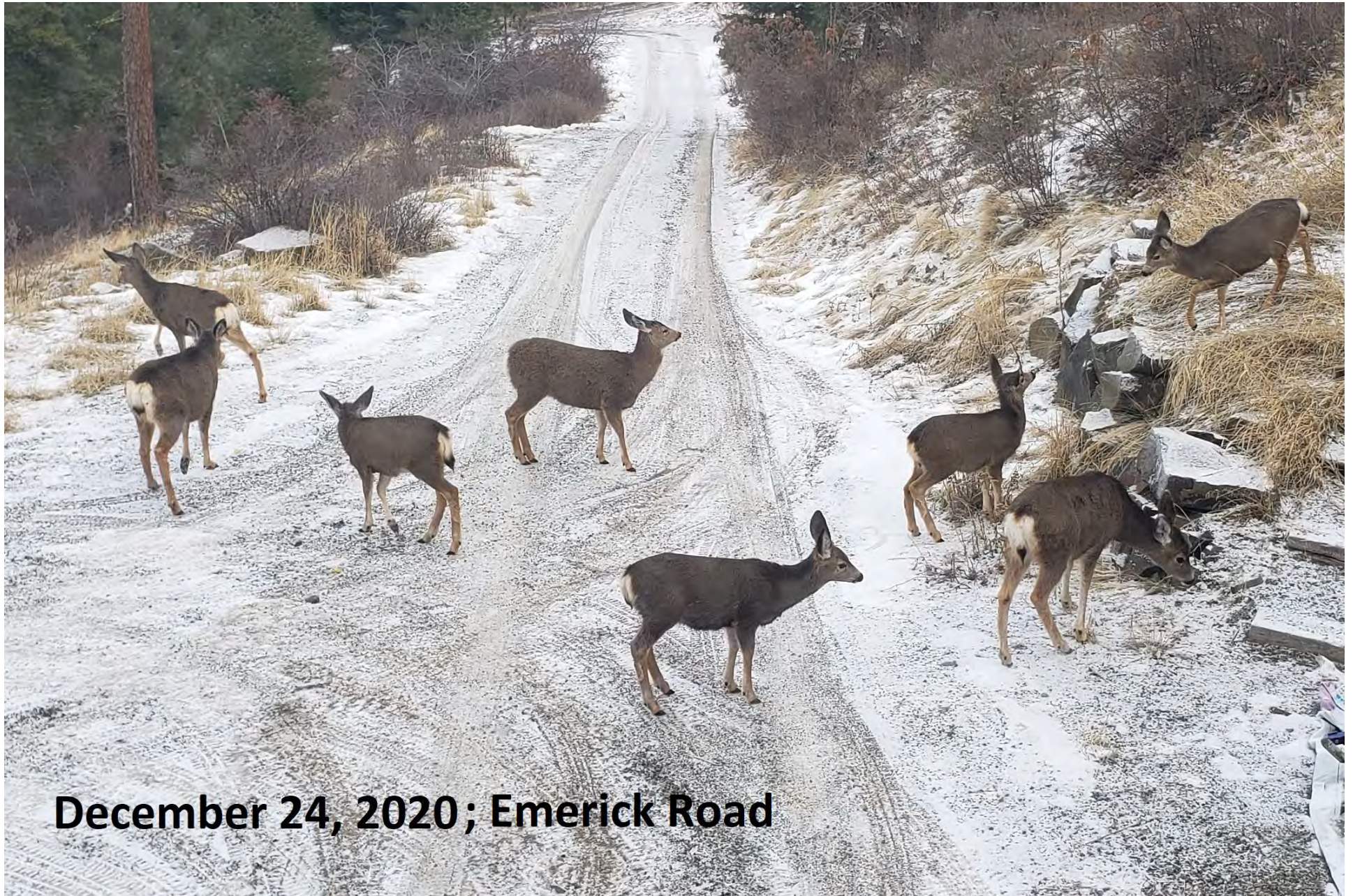


DEER - NEAR HIDDEN POINT -  
SEPTEMBER 23, 2018





June 2020; Emerick Road



**December 24, 2020; Emerick Road**



**December 29, 2020; Emerick Road**



**January 2020; Emerick Road**



**May 2020; Emerick Road**



**Sept. 2020; Hidden Valley Rd.**



PREYING MANTIS - SEPTEMBER 6, 2018



Rattlesnake seen on Hidden Point parcel June 2018. Another one seen June 2019.  
One was not seen in 2020 (since development commenced)





**Animal track seen in neighborhood that appears to possibly be wolf.**