

Nov. 1, 2020

Let me introduce ourselves, My husband Joe Wood and I (Janice Wood) have owned our parcel (<197634> 1752 Emerick Rd. CleElum since 1997. We have worked very hard for 23 years to create what we have today.

We have learned of some very disturbing news - The 3 parcels directly acrossed from our parcel was sold. The new owner (Sven) told us that He, his daughter and son had purchased the property (<1 parcel> for each of them. The intent at that time was that they would build 1 main house / 1 cabin for his daughter and 1 cabin for his son. That was all they were going to do.

We now understand that wasn't the intent at all. The understanding we have now is that (Sven) is going to put in an application for a Guest Ranch or a Bed and Breakfast with 20 to 30 Cabins on the 3 LOTS.

He also is going to supply water to all of these cabins and a Main Lodge with a single well???

with No Consideration to any of the neighbors wells. That kind of draw of water on our fragile water supply could run all our wells dry!!!

The property also has very steep slopes on both sides with only a small flat area on top of the ridge. In our opinion it would be dangerous for anyone to consider having a Bed and Breakfast or Guest Ranch on this property.

We are also concerned about how they could possibly supply septic systems to all these cabins on this type of property, plus how would that affect our wells in the area.

There will also be a significant influx of traffic on Emerick Road (people coming and going at all times) not to mention the concern we have about the old logging road from the end of Emerick Rd. to the property whether the road can handle the amount of traffic.

We purchased our property for the peace & quiet and the natural beauty of the area. When we bought our property we were told that regulations were 1 house per parcel.

The property is zoned for single family homes not for Bed and Breakfast or Guest Ranches.

Respectively
Joe and Janice Wood

From: [Bill Ames](#)
To: [Kelly Bacon \(CD\)](#)
Subject: Re: Notice of Application - CU-20-00005 Hidden Point
Date: Tuesday, December 22, 2020 9:28:49 AM
Attachments: [Joe & Janice Wood.pdf](#)

Dear Kelly,

Attached is a pdf of a letter Joe & Janice Wood sent to Kittitas Conty. They reside at 1752 Emerick Rd, parcel 197634--directly across from the proposed development. I am sending this on their behalf.

Thank you and Happy Holidays,

Bill Ames

From: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Sent: Thursday, December 17, 2020 9:30 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; Yakima Nation - Jessica <jessica@yakama.com>; Yakima Nation - J Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; Yakama Nation - Enviromental Review <enviroreview@yakama.com>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; DOE - gcle <gcle461@ecy.wa.gov>; DOE - lowh <lowh461@ecy.wa.gov>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; WDFW - Scott Downes <scott.downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; WDFW - Elizabeth Torrey <elizabeth.torrey@dfw.wa.gov>; WS DAHP <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; WA State Department of Health - Russell <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'PRESTON, CINDY (DNR)' <CINDY.PRESTON@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'Allison Kimball (brooksideconsulting@gmail.com)' <brooksideconsulting@gmail.com>; '(tribune@nkctribune.com)' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'mgallagher@kvnews.com' <mgallagher@kvnews.com>; 'legals@kvnews.com' <legals@kvnews.com>; 'deborah.j.knaub@usace.army.mil' <deborah.j.knaub@usace.army.mil>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'KVFD 7 OFFICE' <Office@kcf7.com>; Robert Omans

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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

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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