

The Oswald Family  
3941 Emerick Rd  
Cle Elum, WA 98922

December 29, 2020

Kittitas County Community Development Services  
411 N Ruby St., Suite 2  
Ellensburg, WA 98926

Re. CU-20-00005

Dear Commissioners,

We are opposed to the Hidden Point LLC Conditional Use Permit Application CU-20-00005. As long-time owners of approximately 11 acres on Lookout Mountain, we agree wholeheartedly with the objections given in writing by our nearest neighbors — including Dwight Trafton, Patricia Galloway, Wendy Darcy and John Carney — as well as other landowners who have eloquently expressed their concerns. The proposed development would have detrimental effects on the character, value, and habitat of the area.

The negative impacts to the neighborhood that concern us the most include:

- Increased trespassing in the area due to the unsupervised nature of the proposed "recreational 'ranch' comprised of ... up to [24] bunkhouses" which could accommodate up to 48 guests. The 34 acre property, including steep slopes, hardly seems sufficient to entertain the clientele on site.
- Increased fire hazard by the influx of people unfamiliar with the extreme fire conditions in this area, as demonstrated by the Taylor Bridge Fire and the High Hazard classification in the 2019 Proposed Wildland-Urban Interface Areas Map.
- Increased traffic and erosion of Emerick Road, a private and primitive road maintained at the expense of local residents.
- Increased pressure on the scarce water resources that 48 additional people (and a swimming pool!) would create in an area where new water rights are restricted, wells are over 400 feet deep, and some wells have already gone dry.
- Increased disruption of the local wildlife including, but not limited to, deer, elk, cougar, bear, skunks, owls, woodpeckers, grouse, turkey, and quail. Associated with the trespass concern, the proposed development would provide increased access to the area for hunters who disregard the boundaries of private property.

These are just a few of the disturbances that can be expected to increase due to the proposed development. The Hidden Valley/Lookout Mountain neighborhood has clearly stated, with ample evidence, that the proposed development is in NO WAY "desirous to the community" as purported by Hidden Point LLC.

Sincerely,

The Oswald Family

**From:** [scott\\_o](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** cu-20-00005 hidden point llc comments  
**Date:** Friday, January 1, 2021 2:55:32 PM  
**Attachments:** [CU-20-00005.pdf](#)

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Hi Kelly -

Please find attached our family's comments on CU-20-00005.

Thanks,  
Scott