

October 17, 2023

Jamey,

My name is Diane Berge and my husband and I own the property at 1061 FS Rd. 4517 in Granite Creek. I am strongly opposed to the Fowler Creek Guest Ranch CU-23-00003 for many reasons and feel it will be very detrimental to the Community, the environment and wildlife. These comments are regarding my concerns about Noise from this proposed development including their Exhibit 6, Surrounding Property Review, Exhibit 11, Impact of Noise on Surrounding Properties, and their Map (exhibit 11a?).

Noise is a primary concern to me, particularly the noise from recreational vehicles of all types.

**I estimate there could be well over 100 recreational vehicles of all types, perhaps 200 brought to the site daily.** If you think that number is an exaggeration, it is not. Let's use winter time as an example. They will have 30 RV sites and with 2 people per RV, that is 60 right there. But we know that there will likely be more than 2 people per RV. Snowmobilers tend to go in groups of at least 3 or 4 and people will bring trailers & friends. The 10 Cabins each have 2 to 4 bedrooms, the Residential Habitats (also cabins) will have snowmobiles as well, the Ranch House too, all will have people with snowmobiles. This is a HUGE number of recreational vehicles that will have detrimental effects to all aspects of the surrounding community, to the forest land and be detrimental to wildlife. Please review this as it relates to SEPA and any environmental reviews.

This is far more of these types of vehicles, probably at least 10 times more, than we have already since many of the local residents are part time and local residents don't ride every day. People at this RESORT will ride every day. That will be their primary focus.

Although the developer indicates that noise shouldn't carry very far given the topography, that has not been my experience. We hear voices, dogs barking, guns shooting in the distance, construction occurring, snowmobiles & ATV's from significant distances away.

They state (exhibit 11) the closest adjacent property center is greater than 400 feet away from the closest property so noise isn't a problem. This is flawed logic and an oversimplistic and an unrealistic assessment of noise and also not consistent with my experience in the area and how the noise carries.

Within 84 Acre Parcel: For noise generated within the 84-acre parcel, the "Property Center" should not be the reference point here, it should be where the noise is coming from. By allowing snowmobiling within the 84 acres, we will have a constant, moving noise sources that will disrupt the peaceful character of the neighborhood. For example, kids could be riding that perimeter trail for hours each day, all within the property with no restrictions. People will use their snowmobiles to go from the BARN to the Residential habitats, viewing platforms etc. And they will be used for ingress & egress as well. Lots of noise, all day long. Snowmobile noise carries and there is no way to screen it. Who will prevent snowmobilers from taking a night ride? The developer states they plan to disallow use of wheeled recreational vehicles within the property, that is good. This commitment should be a Condition of Use, not a false promise that is unenforceable. Other non-recreational vehicle noise from within the parcel will also be an impact. A large 200-person event held in the "Barn" which is



intersections, and they are also undercounted the volume of Sewage being generated for disposal. The Approval Authority should carefully review this application given this information.

Parcel 17437 will also have extremely high impact, just feet from the development boundary. The map I've attached also shows the close proximity of others homes to this development, mine among them. These properties will be the most impacted for noise in the area of FS Rd 4517, not all of the were even listed on their Exhibit 6.

In general terms, the developer has stated how the existing topography and trees are going to dissipate noise, so that it won't be much of a problem for the neighborhood. I see no calculations by an expert in acoustics to show that this is true. I so no that though my experience that mitigating noise is difficult and one of the best ways is to mitigate it at the source, by not allowing noisy activity or by shielding the source of noise close to the source, or by building noise walls like they do adjacent to our highways. A single a single row of trees may improve aesthetics, but it won't do much to mitigate noise.

This is a side note regarding motorized recreational vehicles related to safety. In addition to being a huge impact on noise, they are also a safety concern. We already have some of these speeding up FS Rd. 4517. This is a community, with people walking on these roads and trails. These motorized recreational vehicles pose a safety risk since they can go so fast and people and kids could be injured. About 10 years ago, I was out skiing with my family, it was the last day of the year, and some people had brought a lot of snowmobiles to the site but I wasn't aware of that. They surprised us on a narrow trail. I had my dog with me and my kids. I held my dogs collar. Usually, a few snowmobiles passing would be no problem, but they just kept coming, one after the other, 10 or 15 of them in a row. My dog broke free, and jumped in front of one of them. The rider ran over my dogs leg and just kept going. My dog's leg was cut and injured but fortunately he was able to hobble home. Our peaceful experience in the woods was ruined.

I recommend that the Approval Authority deny the Conditional Use Permit for CU-23-00003. This is not a guest ranch, it's a RESORT, and it doesn't meet the zoning conditions. The effect of this development will have a huge detrimental impact on the environment and wildlife. Those reviewing this development should carefully scrutinize this application, especially for the environmental concerns, SEPA etc., given the downplaying, undercounting and obscuring of information and impacts we have noted so far in this proposal. An full analysis by an Acoustical Engineer is warranted. If Conditional Use is granted, we request the Approval Authority put severe and enforceable restrictions on this development to minimize impacts to the environment and surrounding Community and Forest Lands.

Respectfully,

Diane Berge

Professional Engineer (Retired)