

October 19, 2023

Jamey,

My name is Diane Berge and my husband and I own property at 1061 FS Rd 4517 in Granite Creek. I am strongly opposed to this project. I've previously submitted 5 sets of detailed comments on this proposal:

- 1) Traffic, Safety & Misc including peaceful character
- 2) Fire & Safety
- 3) Noise, including highlighting issues at the egress to FS Rd 4517
- 4) Estimated Quantities for Expected People, Vehicle, Sewer & Water, developer estimates are extremely low
- 5) KCC 17.60A.15 Review Criteria for Conditional Use

This will likely be my last Comments on the project and are more specific to the SEPA Checklist. I am requesting that all my above comments be reviewed in relation to SEPA, even if I haven't called out something specifically below. As I've indicated previously, and believe I have demonstrated, the developer has likely purposefully downplayed and concealed impacts from this project. I am requesting that the Approval Authority also review whether their Preliminary determination of Nonsignificance was made without full and complete knowledge of the true impacts of this project.

Comments on the Fowler Creek Guest Ranch SEPA Environmental Checklist

Under Section B. Environmental Elements

Item 3.a.1. Surface Water. Please verify the truth of developer's statement regarding the Type 4 stream they say is mismarked.

Item 3.a.2 These Residential Habitats constructed around the wetlands are concerning and should be closely scrutinized.

Item 3.b.1 Ground Water: Evaluation of their Domestic Water Plan on the aquifer should be reviewed by licensed hydrologist.

Item 3.b.2 Waste Material: The quantities they showed in Exhibit 9 Sewage Treatment Plan are extremely low. See my estimate in previously submitted comments on Estimated Quantities. The risk of sewage contaminating wetlands and streams may be higher with such a volume, depending on how it is handled.

Item 5.a Animals: We see deer all the time, and some elk. Cougars have been spotted, but they have not listed them here. One was captured on my ring camera walking right in front of my cabin. I still have the video if you would like it. Other neighbors have as well. The camera also captured a skunk one time. I've seen frogs or toads down at Little Creek. When we first bought our property here, there were tiny frogs about the size of a quarter in one spot in my backyard. Sadly, I haven't seen them in years; my property doesn't have any wetlands. I've seen photos from neighbors of them seeing bear, lynx, and a bobcat. We see and hear night hawks frequently, and see other hawks as well. There are wild turkeys that wander the Granite Creek area. I have seen them wander through my property but more frequently they are in the meadow adjacent to Fowler Creek Road. My husband took a photo of a lizard under our front porch the other day.

Item 3.5.b The statement about the presence of threatened or endangered species and none being known should be verified.

Item 6. The types of energy that are flammable are concerning for fire risk, outdoor cooking for example. Storage of hazardous chemicals is also a concern.

Item 7.a.4 Environmental Health: Emergency Services if needed, may not be available from Fire District 7 and other first responders. Fowler Creek Road and FS Rd 4517 are the only roads in and out for residents and this development. A traffic jam, or accident on the road would prevent access to the site. A wildfire, for example if generated by one of the RV campers cooking outdoors, would spread quickly in dry conditions and could engulf the only roads going in and out. This is an unacceptable safety risk.

Noise 7.b.2. The developer is downplaying the amount of noise being generated by this development. There will be a HUGE number of motorized recreational vehicles like snowmobiles, quads, dirt bikes, (I estimated 100 to 200) that will be a constant and moving source of noise that will impact wildlife and the community. Also, what is meant by “animal calls”?

Noise 7.b.3. Allowing noisy activity until midnight on Friday and Saturday nights is completely unacceptable, and harmful to the Community and wildlife.

11. Just pointing the lights down will not mitigate the added impact of lighting for this RESORT on the night sky. We have a very dark night sky now, I fear it will be ruined with this large development. We have been able to have a good view of meteor showers.

12.c. Recreation: The overabundance of motorized recreational vehicles due to this development will hinder the peaceful nature of the area for those that like to Snowshoe, Walk, hike or cross-country ski for example. I’ve experienced this personally when out cross-country skiing and snowmobiles zoom by, polluting the air and ruining the quiet. My dog was injured by a snowmobiler, as detailed in my Comments on Noise. There are people and children in this area, and these vehicles pose a safety risk to them.

14. Transportation: See my previously submitted comments about Traffic. Unless the number of parking spots is severely restricted, this development will become like a Snowpark, allowing people to park and use motorized recreational vehicles in excess.

14.d. This statement that this development will not require any improvements to existing roads or streets is just plain false. There are serious safety concerns with the current roadways and intersections. Please reference my previously submitted comments on traffic.

14.f. They reference their Exhibit 12. Please reference my previously submitted comments on Estimated Quantities for Vehicles and Trips, that the developer has severely undercounted. Also see my comments on Traffic.

14.h. The developer’s analysis of the level of service is flawed. They have also failed to do a safety analysis of the existing roads and intersections even though they are bringing a large number of trucks and RV’s to the site. Please reference my previously submitted comments on traffic.

15. Public Services. Kittitas County costs for public services will definitely increase due to this development. Please see my comments in response to Section 17.60A.015.

I am sure I’ve missed commenting on some things, but sincerely hope you do a very careful review given the misleading and downplaying of information by the developer.

Respectfully,

Diane Berge, PE

Professional Civil Engineer (Retired)