

Jamey,

My husband and I bought our cabin at 1061 FS Rd 4517 in 2006, back when there were only a few homes up there. While more homes have been added since then, the peaceful character of the neighborhood has remained the same. We still see wildlife; the area is very quiet and has retained its natural beauty, and we have a very dark night sky to look up to and see the stars and to see an occasional meteor shower. I feel this development will change the peaceful character of the community in a negative way. I strongly oppose the Fowler Creek Guest Ranch CU-23-00003 for many reasons, but these comments for the most part are related to the peaceful character of this area, and my concerns about traffic and associated safety.

The proposal is missing significant information related to traffic & safety, and some of the information provided is either inaccurate or misleading. Note that I've added comments in red to the Vicinity Map and attached it here so it's easier to understand my comments.

FS Rd 4517:

To exit the development, the proposal has all traffic exiting onto FS Rd 4517, and traveling east on 4517 to Fowler Creek Rd. I would strongly suggest that before anyone approves of this development, they should drive this section of road. It is steep, narrow, curved, and it's dangerous, especially during the winter months.

Most of FS Rd 4517 was constructed without proper ditches and drainage. When it rains, water runs down the road. Then it freezes and becomes a sheet of ice. Then it snows on top of that. It can be very deceptive.

About 10 years ago my family and I were traveling east on this same section of road in the winter, it was icy and when we got into the steep section, we were nearly stopped but then our vehicle just started sliding and we ended up in the ditch on the right side. My husband hiked back through the snow to get our tractor and we pulled our vehicle out. Fortunately, no one was hurt. We have also seen vehicles not able to make it up this road in the winter. Some have parked at the bottom on Fowler Creek Rd and have had others with better equipped vehicles come and get them. One time we saw a car headed uphill that wasn't familiar with the narrow roadway, and was too far to the right and was actually off the road and didn't realize it. They got stuck in deep snow and had to call a tow truck. Another time, my husband and I came across a car stuck in the snow, on the side road to 4517 (now Polaris Drive). They were up here to look at real estate and had gotten stuck, with a small one year old child with them. They came over to our home to stay warm while waiting an hour or two for the tow truck. Another time, one of our visitors to the cabin who was told he needed to have chains with him, hadn't had time to get them and chanced it. He got up to our cabin without incident, but then it snowed and he couldn't even get out of our driveway after we plowed it. We had to lend him our car, and he had to come back a few days later to pick up his vehicle. I am sure other residents up in Granite Creek have similar stories about FS Rd 4517 and other roads up in Granite Creek. My point is that it's a dangerous road even for people familiar with mountain driving, but folks unfamiliar with it are much more likely to run into trouble. That is one of the reasons this development is so concerning. It will bring a steady stream of these folks unfamiliar with the area and roadway, and we will have a lot more of these types of incidents.

So, what is the developers plans regarding this road and safety? It's barely mentioned. I don't see anywhere in the proposal where the developer discusses these issues on 4517. For example:

Exhibit 5 Vicinity Map: Westside Road & Fowler Creek Roads are highlighted and labeled but FS Rd 4517 is not, even though this road is being used as egress for the development.

Exhibit 12 Traffic – This plan barely mentions 4517 and all the vehicles exiting from the site onto this dangerous road. The map in this section doesn't even show FS Rd 4517 on it. They list traffic counts, but not for 4517.

Exhibit 13 Aerial Photo – 4517 is not labeled and the Intersection of Fowler Creek Rd & 4517 is not shown.

Exhibit 16 - Site plan doesn't even show the curved & steep section of FS Rd 4517 just up (west) from Fowler Creek Road.

What happens when a truck is coming up this hill and an RV is coming down at the same time? There wouldn't be room to pass.

Fowler Creek Rd and & FS Rd 4517 – Safety

These 2 roads, Fowler Creek & FS Rd 4517, are the only access for people to get into and out of their properties. I don't recall that important point being mentioned in this proposal. Did I miss it?

Fowler Creek Road is a scenic but narrow road with a very peaceful feel. When I turn the corner from Westside Road onto Fowler Creek Road, I feel like I am out in the Country. I see a beautiful farmhouse with horses often grazing, I see wild turkeys occasionally, either crossing the road or out in the large field. In the spring there are hundreds of beautiful, yellow skunk cabbage growing in the wetland near Westside Road. I sometimes stop and take photos, and I've attached a few of them here. Neighbors have reported seeing a Mountain Lion near the Fowler Creek/Westside Rd Intersection in Sept 2016, a lynx on Fowler Creek Rd in Feb 2017, and we have seen both Elk and Deer on these roads. One time 5 or 6 Elk crossed the road right in front of our car and we nearly hit them. A steady stream of RV's and trucks and more traffic in general on this road will not only ruin the peaceful feel and character of this place and disrupt wildlife, it isn't feasible or safe in its current configuration.

If an RV gets stuck on either of these two roads, it would block access for residents, and prevent emergency vehicles from responding. If there was a wildfire, and residents in the community had to evacuate, RV's could block the road, endangering the lives of residents. Fire Chief John Sinclair's submitted comments on this proposal echo these concerns. Where would the water come from to fight a fire, and how long would it take to arrive?

Not all tow trucks can even handle RV's, especially on the steep section of road on 4517. It can take several hours for a tow truck to even come out to the area. The developer doesn't say how large an RV can use the site. It could be a large motorhome pulling a vehicle. It doesn't appear any thought has gone into this by the developer. Note that the people that plow 4517 leave equipment up in Granite Creek so that it's available to them when it's needed because they can't get it up here after it snows. The private companies that we get to plow private driveways typically only do it for one season and then refuse to do it again because of the difficult access.

Intersection of Fowler Creek Road & Westside Road

This isn't a normal intersection where the two roads meet at a 90-degree angle. Also, Westside Road is in a vertical curve as well as horizontal curve, so there is limited sight distance as well. Please refer

to the modified vicinity map and I've also added a few photos. There is a creek running there that flows into a culvert running under Westside Road. Before you make any determination on this proposal, I strongly encourage you to visit this Intersection. An RV cannot safely make the turn from Northbound Westside Road to Fowler Creek Road or a right turn from Fowler Creek Road onto Westside Road. Also, as you enter Fowler Creek Rd from Westside Road, it's a blind corner. The developer doesn't address these issues at all.

Exhibit 12 – Traffic

The amount of traffic generated by the proposed development has been undercounted. They have an event venue, 30RV sites, 1 Five-bedroom Bed & Breakfast, 10 cabins and Residential habitats, and they estimate only 46 cars, at 2 trips per day, a total of 92 trips per day. The real number is much higher. How big are the cabins & how many do they sleep? How many visitors are coming to the events? Where will they park? Are extra cars allowed at the RV sites, and other buildings? How big are the RV's? How many people does the Bed & Breakfast sleep? What about staffing, delivery trucks, waste disposal pickup and other services? Two trips per day including the day of arrival and the day of departure seems very low and unrealistic. Note that this undercount in people and vehicles makes the quantity of water & sewage needs appear less than they really are. More people also mean more noise. We need realistic projections to fully understand and evaluate this proposal.

The existing traffic counts on existing roads presented in this exhibit are not reflective of actual conditions. A new traffic study should be conducted during peak season & times. When there are traffic backups on I-90, many people use Westside Road as an alternate, creating congestion and difficulty for residents to get into and out of their properties. This development will make it much worse. And again, this is a safety issue since there is only one way in and out on FS Rd 4517 and Fowler Creek Road.

Summary

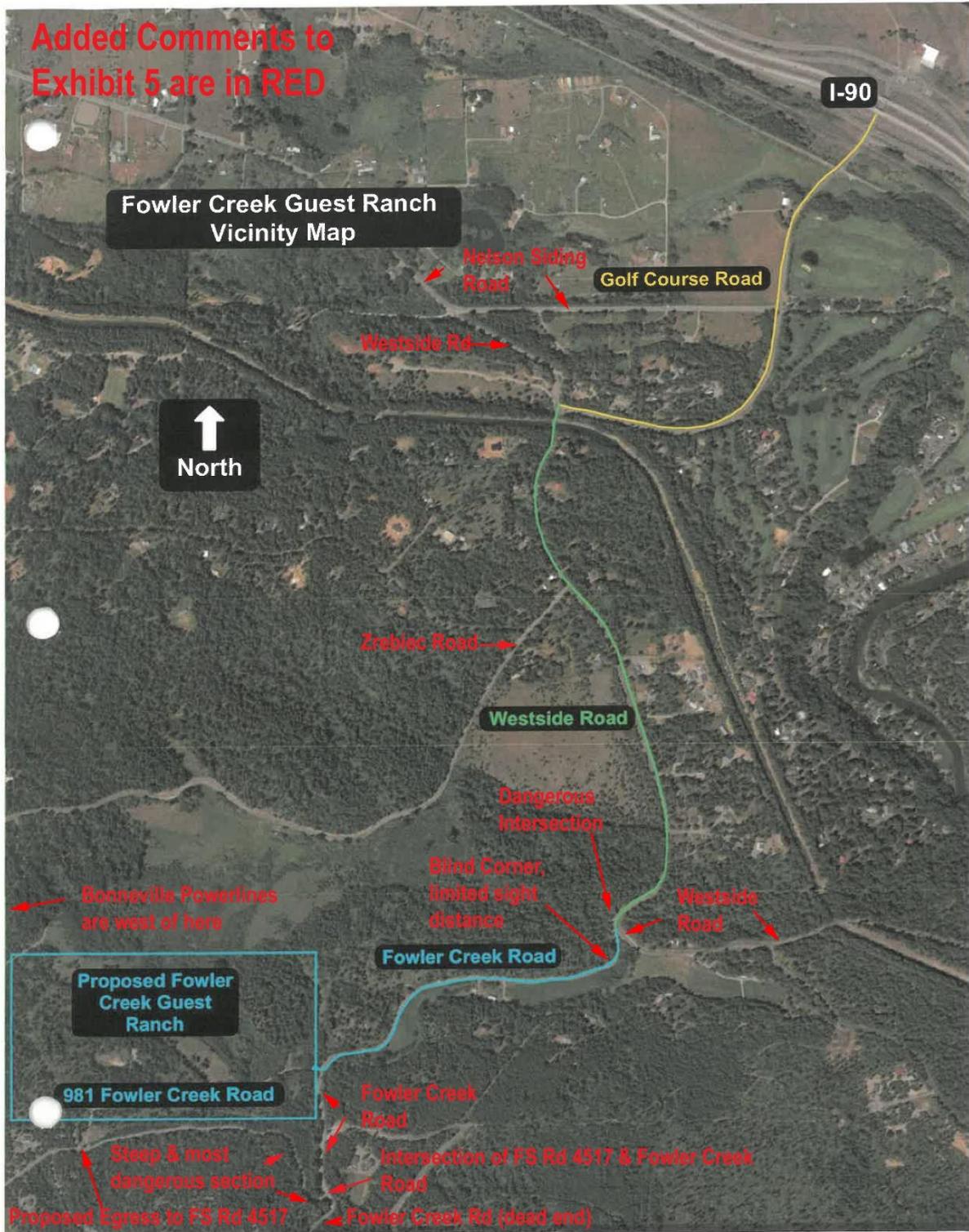
The developer has failed to submit information and analysis on important aspects related to Traffic and Safety. A full traffic study is needed, that includes a detailed analysis of roadway widths, profiles, sight distance, turning radius for all vehicles sizes, safety, etc. as well as traffic counts. They should also look at the past accident history at all intersections. While I've only discussed a few of the roadways impacted, there are others that should be evaluated as well. The developer also needs to address the fire and safety concerns related to ingress and egress for FS Rd 4517 & Fowler Creek Road that are increased due to this development.

The proposal should be rejected for being incomplete as well as being for decreasing safety and having a detrimental effect on this peaceful area that is zoned as Rural Residential R-5. No egress onto FS RD 4517 should be allowed for this development. No approval should be granted until these issues are addressed.

Please see attachments on the following pages.

Respectfully,
Diane Berge
Professional Engineer (Retired)

Added Comments to Exhibit 5 are in RED





The moon over my favorite section of Fowler Creek Rd, this is looking towards FS Rd 4517
And below are Wild Turkeys crossing Fowler Creek Rd.





Above: This is blooming skunk cabbage in the wetland adjacent to Fowler Creek Rd & near Westside Road in spring. Below: wild turkeys in the field next to Fowler Creek Road.





These were taken on Fowler Creek Road looking at the intersection with FS Rd 4517



These are both looking up the hill on FS Rd 4517. The top picture is taken just up from Fowler Creek Rd. The 2nd taken a little farther up the hill and you can see the steepness and the “S Curve” which makes this dangerous.



This is the looking south at the intersection of Westside Road and Fowler Creek Rd. That's Fowler Creek Rd. to the right. Note the blind corner as you enter the curve on Fowler Creek Road. When you increase the volume of traffic at this intersection, there will be accidents. And that's true especially when you have large Trucks and RV's.