

From: [Chris Hasz](#)
To: [Jamey Ayling](#)
Subject: Public Comments on CU-23-00003 Fowler Creek Guest Ranch
Date: Thursday, October 19, 2023 4:13:28 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Greetings Jamey-

I appreciate you taking the time to read through these responses. My name is Chris Hasz and I live at 741 FSR 4517, along the proposed property line for the **Fowler Creek Guest Ranch** Project. I have significant concerns about the Compliance, Safety, Impact, and Operations of this project as submitted. While the project contained numerous details on what features and facilities the developer intends to build, the proposal was incredibly vague on details of how they will ensure these facilities and proposed usages will be in compliance with Kittitas county and Washington state laws.

Compliance

- This project is proposed on lands known to the state of Washington to host wetlands as well as streams which feed into salmon spawning streams. Other wildlife has been spotted on these properties including Bears, Cougars, Deer, and Elk. I do not see that any critical areas report has been provided by an expert and ask that the developer provide this information as part of the approval.
- PUD Designation is incorrect. This project is being proposed as a "Guest Ranch or Guest Farm", which has a specific definition of usage, requires education requirements, and prevents commercial activities on the property. The proposed project contains no "dude ranch" or similar educational services while proposing a large commercial and rental facilities. Additionally, the original author of the PUD designation for "Guest Ranch or Guest Farm" has already made public comments to the effect that this project is not compatible with the Kittitas County Code **KCC 17.08.270**. This alone should disqualify this project for approval.

Safety

- Fire Impact. Forest Service Road 4517 is a R2 designated road and the only entrance and exit for over 100+ properties in the Granite Creek neighborhood. In the event of a forest fire, whether started inside or outside of the property grounds, it will be very dangerous to evacuate all of Granite Creek and all visitors to the campgrounds and wedding venues posing the very real threat of unnecessary loss of property and life. I do not see any proposed mitigation or necessary safety improvements and would expect that a full mitigation plan, approved by the local fire chief, be provided in the proposal.
- ingress/egress. The proposed project identifies a small access road, on an easement through my property, as the primary exit for this project. Not only is there inadequate space granted to allow egress of large vehicle and trailer combinations, it will add (by the project's own minimum traffic listings) 100+ daily travel events out onto Forest Service Road 4517 which is inadequate (see above) to handle this level of traffic safely. In addition, users of this proposed

development will be using this access as ingress/egress for a large number of ORVs, adding additional concerns of noise, safety, and traffic. There is no way that Forest Service Road 4517 can support this traffic and alternate entrance/exit areas should be implemented.

- As an adjacent landowner, I do not see any mitigating efforts in this proposal for identifying land boundaries. I am concerned that with the large number of amenities, including RV sites, along the southern edge of this development and northern edge of my property, that myself and other adjacent property owners will deal with a constant stream of people trespassing on our lands, causing a number of safety and liability concerns.

Impact

- Another area where this proposal is very vague is on the effect of noise generated on the grounds, and ultimately dismissing the impact as negligible. As a resident of an adjoining property I can attest that the current occupant has a number of dogs, housed in/around the existing building and site of the proposed wedding space, which can be clearly heard throughout the day and night from inside our home. There is a very real impact from noise and a large event space will undoubtedly generate much greater volumes than a few pets.

Additionally, the proposal identifies the stretch of property directly adjacent to my property which would be used for 30+ RVs. The constant noise from this configuration would be incredibly detrimental to the character of an R5 zoned property. I would have the developer provide a full noise mitigation plan, authored by a subject matter expert or remove the noise

- The potable water source for all of Granite Creek resides on this property. I do not see any information in the proposal for how to mitigate both the waste/sewage water generated by 30+ campsites, cabins, and facilities, and additional commercial waste generated by the proposed commercial buildings (Wedding Venue, Shop). Both of these wastewater sources could impact the quality and health of our drinking water. I expect to see the applicant provide a full sewage and environmental impact mitigation plan.

- This area of Kittitas County has already been designated as a "red zone" for water rights usage. The project has proposed that all necessary water will be provided by existing water rights but (again) provides no details as to the total water volumes covered by those rights, the downstream effects of drawing that much water from a single well on adjacent properties, nor does it provide a complete accounting of water usage; ignoring the affects of the various proposed event and commercial spaces. There are many working farms in the area which rely on healthy and adequate water availability. I would expect to see a full accounting of water usage as well as any necessary permitting and impact studies including a full hydraulics report.

Operations

From my own property, I can already see significant earthwork projects have already begun in the past 6mos along the areas identified in the proposal as marked for ingress/egress and hosting facilities. That this work has begun without the acceptance of the project and prior to any permit being granted is counter to the public hearing process and against Washington State law.

Thank you for taking the time to follow up on my concerns listed above and I look forward to your partnership in ensuring that any construction projects are completed within the scope of the laws of Kittitas County and Washington State and are truly for the benefit and maintenance of the local rural character.

Thanks,
Chris Hasz