

10/5/2023

Jamey Ayling
Kittitas County Community Development Services
411 N. Ruby, Suite 2
Ellensburg, Washington, 98926,

Re: Fowler Creek Guest Ranch (CU 23-00003)

Dear Jamey:

My wife and I reside at 1114 Fowler Creek Road, that lies within a few hundred feet of the proposed Fowler Creek Guest Ranch. We believe that the proposed land use change would significantly impact our property and the adjacent neighborhood. Our main areas of concern relate to increased noise, traffic, and risk of wildfire, and impacts to water quality and quantity.

Local residents currently enjoy a rural lifestyle with minimal noise issues. Allowing the development of a transient RV community would introduce much higher volumes of traffic, significant increases in noise, and impacts to wildlife and water resources.

Currently we can hear barking dogs that are kept outside after dark at the Deneen property. I can only imagine how much noise we would have to endure if there are 50-100 visitors at the site with barking dogs, operating generators, loud music, etc. There would also be an increase in gun use as RV visitors would naturally want to do target practice on nearby lands. Currently some visitors and nearby residents shoot guns nonstop for several hours at a time. Gun noise echoes through the mountain areas for many miles. The RV visitors would likely increase this noise many times over.

The RV park would also increase the traffic of ATVs, snowmobiles, dirt bikes and other vehicles that would invariably be interested in "exploring the woods". Currently we have to constantly deal with individuals that trespass on our driveway and the surrounding private roads even though all of these areas are posted "No Trespassing".

Existing wildfire risks will be substantially increased by the increased RV traffic in the neighborhood and associated use of offroad vehicles. Visitors as opposed to permanent residents would tend not to observe burn bans that are instituted every summer. Fireworks during the July 4th period would be particularly troublesome.

The current residents of Fowler Creek have struggled for years with obtaining adequate water supply for residential needs. There are many wells that run dry during the late summer and fall months. The increased withdrawals from the RV park will exacerbate the current supply situation.

It is our understanding that Deneen will propose to mitigate for consumptive use impacts to nearby streams by trucking water from offsite permitted water sources and introducing it to cisterns (septic drain fields). This approach will require trucking of water in perpetuity (not likely to ever occur) and would not be feasible during winter periods when roads are too icy to accommodate heavy trucks. The increased septic drain field releases will also act to degrade water quality of Fowler Creek.

Please note that I made a significant effort to highlight water supply concerns to Commissioner Laura Osiadacz, and County staff (Arden Thomas and Mark Cook), during several meetings that were held in May of this past year. At that time, County staff expressed interest in establishing Critical Aquifer Recharge Areas (CARAs) that would include the Fowler Creek area. After expressing initial interest, County staff stopped all communication with me on this matter.

I strongly feel that there are ample opportunities for RV camping in upper County particularly given the proposed facilities at Latitude 47 degrees North and Teanaway Ridge LLC, as well as the many facilities that have been developed throughout the County in the past.

Let me know if you have any questions on the concerns that I have raised.

Sincerely,

Dan Matlock
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