

From: [Erin Stull](#)
To: [Jamey Ayling](#); [CDS User](#)
Subject: Opposition to CU-23-00003 Fowler Creek Guest Ranch
Date: Thursday, October 19, 2023 4:12:25 PM

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Mr. Ayling and CDS Committee Members,

I would like to follow up on my email dated 10/2/2023, to extend the response period, with a further response about my opposition to CU-23-00003 "Fowler Creek Guest Ranch".

I am very concerned that this matter is being pushed through without a thorough evaluation of the environmental/wildlife impact and impacts on traffic in the neighboring communities, and Westside Road. As property owners in Granite Creek, my husband and I fell in love with the remoteness, quiet and tranquility, and the opportunities to see various wildlife roaming our property and development. We have numerous deer, elk, bears, cougars, and many types of birds that visit our home and development. I'm sure there are many other species we have yet to see ourselves. We were not expecting a commercial development designed for 160+, continuously rotating, guests right next door to our development when we purchased our home. This lack of evaluation appears to be in violation of Kittitas County Code 17.08.270. The only access into and out of this "Guest Ranch" is through Fowler Creek and FSR 4517. In addition to the dangerous conditions this will cause with people driving large vehicles, such as RV's, on the narrow roads of Fowler Creek and FSR 4517, through all road conditions across all seasons, this will also have a large impact on the safety of residents and guests at the ranch should some sort of natural disaster strike, such as a fire in this heavily treed area that is filled with all sorts of other vegetation as both Fowler Creek and FSR 4517 have one way in and one way out. In addition, the Granite Creek community is responsible for the maintenance of FSR 4517, as well as the other roads used to access the trail systems in our community. It is not right for the developer and Kittitas County to place the burden of this additional road maintenance due to the increased traffic on the property owners in Granite Creek, which appears to be what would happen should approval for the "Guest Ranch" happen. This issue alone could cause a negative impact on the price of our home, should we decide to sell, based on this project being approved. Other impacts of possible pollution/garbage in our community and on the trail system from the guests of the ranch using their recreational vehicles and RVs/campers, noise pollution, light pollution, and the impact on our community's safety could all add additional negative impacts and drive the property values down even further in our development. Not to mention the impact this will all have on the wildlife, streams, and creeks that all flow into the Yakima River, and the impact on fire safety with increased numbers of people, some of whom will not be responsible while they are vacationing in our

community, and the bottleneck that will surely happen should there be an emergency situation where people would need to evacuate.

It troubles me that the person responsible for the "Fowler Creek Guest Ranch" development is a member of the board reviewing this matter. Pat Deneen is actively involved in this request so he, nor anyone with a business relationship with him, should be allowed to participate in the decision process for CU-23-00003. This poses a huge conflict of interest. Kittitas County needs to be transparent and above reproach for the sake of everyone who lives and owns property in the county.

My husband and I love this area, and we're proud to be a part of it. It is our "Happy Place"! I know it will change over time, but the changes must be evaluated, managed appropriately, and handled so that all changes benefit everyone who lives or owns property in the county.

Thank you for considering my concerns. I am, and will remain, in opposition to this development of "Fowler Creek Guest Ranch".

Erin Stull