

From: [Kit Woods](#)
To: [CDS User](#); [Jamey Ayling](#)
Subject: Fowler Creek Guest Ranch (CU-23-00003)
Date: Saturday, October 7, 2023 12:16:28 PM

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Kittitas County Community Development Services
Attn: Jamey Ayling
October 7, 2023

RE: CDS CU 23-00003

Opposition Comments to Fowler Creek Guest Ranch Proposal

Dear Jamey,

Thank you for sending me the Notice of Application referenced above. As I mentioned, my family property is east of the proposed guest ranch project, quite close as the crow flies. My family arrived in 1929 and has resided here ever since. Over the decades, we have witnessed many efforts to change the rural nature of our area. Some of these efforts were true 'get rich quick' schemes which mostly failed, leaving scars and others managed to respect our R5 rural character, providing good places for homes.

I appreciate the opportunity to comment on this proposed project.

I note the Fowler Creek Guest Ranch application has been submitted by Fowler Creek Trails, LLC which currently appears to be a delinquent LLC. While it will undoubtedly be brought current, this LLC (UBI 604624043) has fallen into delinquency routinely since its inception several years ago. This shows a concerning lack of attention to detail or motivation for lasting success. We've seen this before, a flurry of activity then lack of proper attention and ultimate failure, leaving more wildland and neighborhood devastation. This project is a red flag for me.

Once a red flag is noted, closer review of the attending materials is warranted, thus exposing multiple discrepancies, inconsistencies and possible deceptions.

<!--[if !supportLists]--> <!--[endif]--> **The large number of parcels** suggest a project pivot has occurred and definitely opposes the rural character of R5 sought

by the GMA and Commissioners' stated goal.

<!--[if !supportLists]--> <!--[endif]-->**How was Notice to adjacent property owners** determined? I understand that many were left out, e.g. those on Zrebic Rd with contiguous property. Clearly not guided by a neighborly motivation.

<!--[if !supportLists]--> <!--[endif]-->**Traffic concerns** are practically disregarded, neglecting to mention the heavy burden on Fowler Creek Road. The Site Plan shows an exit onto FS4517 Rd which will take the traffic directly back to Fowler Creek Rd, seemingly an attempt to circumvent the heavy use requirement that stopped another proposed large project further up the way.

<!--[if !supportLists]--> <!--[endif]-->**Fowler Creek Rd's conjunction with Westside Rd is the site of vehicle accidents** as recent as this week. In addition, Westside Rd is regularly severely backed up by westbound traffic on Sundays and holidays. Adding this number of additional recreationists would certainly be problematic. I hesitate to mention the astounding "me first" attitude that prevails on these back roads as well as throughout the nearby forest roads.

<!--[if !supportLists]--> <!--[endif]-->**ATVs and Snowmobiles** have become major stress points as they routinely exhibit profound disregard to local laws, residents and wildlife. In fact, an historic elk migration corridor and calving area directly above my property have been devastated by thoughtless recreationists. This proposed project will only further exacerbate the problem. The 'guests' will certainly not stay within the confines of the property boundary as suggested in the presented project materials.

<!--[if !supportLists]--> <!--[endif]-->**Water supply for such a large project is of particular concern. As I understand it, water rights were denied for this property. A thorough review is necessary. Neighboring wells have gone dry this year and efforts to drill additional wells are currently ongoing. This proposed project will only add to the growing water problem.**

<!--[if !supportLists]--> <!--[endif]-->**Wetlands** are to be treasured and protected as they serve to enhance the available water supply, especially headland wetlands. The Department of Ecology definitely needs to be consulted. According to Exhibit 16 - Site Plan included in the materials I received, RH (Residential Habitats) are dotted around in the project buffer zones as well as the noted Wetlands. This needs deep consideration, particularly with regard to waste water contamination and down-stream requirements for the dwindling supply of the total water resource.

<!--[if !supportLists]--> <!--[endif]-->**Party Barns**, etc. have popped up nearly

every couple of miles in the upper county. Perhaps a moratorium for this type of property should be considered.

<!--[if !supportLists]--> <!--[endif]-->**Permits must all be fully researched for adequacy** and correctness taking surrounding needs/properties into consideration. I'd like to think the days of 'rubber stamping' are in the past!

Many thanks for accepting local comments regarding the Fowler Creek Guest Ranch proposed project. Property owners often come to this area having dreams beyond living a quiet life which I fully understand. When the impacts of those dreams land too heavily on other residents, local and wildlife, the projects should not be permitted.

As stated, **I remain opposed to the Fowler Creek Guest Ranch proposed project**

Sincerely,

Kathleen Woods

1700 Woods & Steele Rd