

**From:** [Laurie LaNel](#)  
**To:** [Jamey Ayling](#)  
**Cc:** [Kevin.cotm-marketing.com](#)  
**Subject:** No to Fowler Creek "Guest Ranch"  
**Date:** Friday, October 6, 2023 8:54:22 AM

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My name is Laurie Nolan. I have lived in Goat Peak Ranch adjacent to the Fowler Creek planned development for 13 years. I moved to Cle Elum for peace and quiet. I own 15 acres in Goat Peak and am a permanent resident. I work in a very high risk job as an airline pilot and require quality sleep to perform my job. Having an event venue within ear-shot is not acceptable to me.

This is not the first time Pat Deneen has tried to jam through an inappropriate venue adjacent to Goat Peak Ranch and other residential areas. Several years back, he attempted to establish an off-road-vehicle park adjacent to R-5 zoned properties and was defeated. This community is already over-run with tourists and struggling to keep up with infrastructure. In addition, it is a conflict of interest that Pat Deneen is on the Planning commission.

In general, our town and our entire community cannot sustain any more irresponsible and greed-based violations of the zoning and intent of the community. Already, on Sunday afternoons, our one grocery store has empty shelves. Already, residents have to fight traffic just to do basic grocery shopping, doctor appointments, and getting to work.

IT IS TIME FOR OUR LEADERS TO SEEK AND APPROVE PROJECTS THAT ARE IN HARMONY WITH RESIDENTS. IT IS TIME TO STOP RAPING CLE ELUM AND BEGIN SEEKING SUSTAINABLE ZONING AND PROJECTS THAT PRODUCE REAL JOBS, REAL HARMONY, AND REAL TAX INCOME. VERY FEW RESIDENTS OF CLE ELUM WASHINGTON WANT MORE TRANSIENT PEOPLE IN THE COMMUNITY WHO DO NOT CARE ABOUT THE WELL BEING OF OUR CITY. STOP THE GREED AND START LISTENING TO THE RESIDENTS WHO LIVE HERE.

#### Objections

1 - Zoning. Reference: KCC 17.08.270 These are not residences on 5 acre parcels. This is a proposed RV camp with cabins for transient population, short term rentals, and retail businesses. This is a violation of this code.

2- Fire. Our own district fire chief has expressed concerns about egress routes and the availability of water and believes there is significant risk of loss of life were there a fire in the area.

3- Traffic. We are already inundated with traffic on Fridays, Sundays, and holidays, making it difficult for residents to get to work, to town, to the grocery store, to doctors. Some days it is virtually impossible to get from Zrebiec RD. to I-90. The last thing residents need is more traffic. In addition, they would be utilizing Forest Service Roads. We have also observed a large increase in the use of NON-street legal ORV's in and around the Fowler Creek, West Side, Golf Course, Zrebiec, and Goat Peak Roads. This is a recipe for a deadly accident at some point.

4- Noise. We are already experiencing increased noise pollution do to multiple motorcycles, VRBO's, ORV's, and snowmobiles. Most people in Goat Peak purchased their homes because it was a quiet community. The noise echos through this valley. Having an event venue in this residential neighborhood would be a HORRIBLE impact in terms of noise and light pollution. These are families with jobs and children who have to get up to do chores and go to jobs and school. The last thing this community needs is more tourists impacting the local population with increased noise pollution.

5- Environment. I used to Elk hunt in this area and am personally aware of the herd of elk that calls this area "home." We also have many waterfowl in this wetland as well as deer, otters, racoons, cougars,bear etc. This is 84 less acres available to the animals.

MORE IMPORTANTLY: This wetland on and adjacent to the proposed development is a part of the tributaries to

the Yakima River, where many salmon spawn. To my knowledge, there has been no environmental impact study done. It has also come to my attention that there are no construction stormwater permits, hydraulic project approvals, or independent biological assessments.

IN SHORT, we EXPECT this project to be defeated and we EXPECT that Pat Deneen be held to the zoning laws in place.

Respectfully,  
Captain Laurie Nolan  
421 Goat Peak Ranch RD  
Cle Elum, WA 98922