

Dear Mr. Ayling,

Thank you for the opportunity to read the revised application for the proposed Fowler Creek Guest Ranch. I have reviewed their application and have additional comments. First and foremost, while being characterized as a “guest ranch,” there are no apparent retained ranch attributes, and the project appears more properly characterized as a master planned resort and full-scale commercial operations, inconsistent with the rural character. It will bring noisy RVs and snowmobiles into what is now a rural neighborhood. I continue to object to the public event space for weddings and think that 30 closely-spaced RV units are too many and that tent camping would be more consistent with their stated goals.

#### FIRE

I am much relieved to see that the number and type of fire facilities have been reduced in the revised application. One thing I don't see is any sort of firefighting equipment planned for the site. My neighbors up and down Fowler Creek Road have small, mobile water tanks filled and at the ready in the event of a small fire. Seeing as this will be the site of extensive commercial activity, I would like to see them equally prepared.

#### NOISE - ONSITE

While the revised proposal now cites quiet hours between 10 – 8 p.m., there continues to be no clarity around the actual noise load and impacts of 30 RVs running generators and an event venue hosting up to 200 guests. They are also proposing winter use as a snowmobile park at a time of year when there are no noise-dampening leaves on the trees. The impacts of this new, additional and regular noise to the rural setting have not been evaluated, and no mitigating conditions applied. For this reason, the revised proposal is insufficient and the County should require additional detail and evaluation and consider the impacts and associated required mitigation.

#### NOISE – ONSITE

Section 9 of the proposed Code of Conduct refers to the Event Barn. In no portion of this section do they address amplified noise outside of the barn structure. It is unclear whether amplified music will regularly be allowed throughout the Guest Ranch and to overflow onto neighboring properties until the quiet hour of 10:00 p.m. For this reason, the revised proposal is insufficient and the County should require additional detail and evaluation and consider the impacts and associated required mitigation.

#### NOISE – ONSITE

Section 32 of the code of conduct refers to firearms. The specific language is, “No person shall discharge or propel a firearm across, in, or into any area of Fowler Creek Guest Ranch, *except where the guest ranch for good cause has authorize a special recreational activity* upon finding that it is not inconsistent with Kittitas County Code or any other county, state or federal ordinances or laws” (emphasis is mine). This means that guest ranch management can authorize recreational shooting activities onsite, which will be incredibly loud and disruptive to this rural neighborhood and should be expressly forbidden.

#### NOISE-OFFSITE

The revised proposal states that the developer will direct off-road vehicle usage to the designated recreation facility off Woods and Steel Road. This is not the same as actively discouraging an unlimited number of off-road vehicles to use Fowler Creek Road and NF 4517 as access routes to Powder Drive and the forest trails on the ridge South of the proposed guest ranch. The noise, chaos and impact to the safety and security of neighbors created by dozens of strangers visiting for the weekend and/or dropping in for day use is inconsistent with the rural character of this community and more specific constraints should be required.

#### TRAFFIC

As I stated in my previous submission, the proposal's discussion of, and response to expected traffic impacts is wholly lacking in detail. A TIA should be required, should include the expected off-site use of ATVs and other recreational vehicles by its residents, and any identified mitigation measures required.

#### LIGHT

I was relieved to see that the developers have considered the impact of the extensive lighting to be installed to support the 30+ acres of development for the facility and their discussion of Dark Sky International's guidelines. That being said, there is no standard nor requirement by the county for them to build in a manner consistent with this verbiage. The Department of Ecology should participate in the planning stages of this facility to ensure that the rural nature of the community is not transformed into a virtual truck stop, and instead is more akin to the darkened campgrounds found in state parks.

I do believe that this land could be developed into a resort/vacation space that would match the quiet, rural nature of the surrounding community. However, this commercial space hosting weddings for up to 200 people per event (how many cars is that in and out each day??) throughout the year is not it. For this reason, I believe additional oversight and mitigation is required.

Thanks and best regards,

Rosemary Dunkle  
Owner, Fowler Creek Ranch  
2040 Fowler Creek Road