

From: [Roger K. Greene](#)
To: [Jamey Ayling](#)
Cc: [Debbie](#)
Subject: CU-23-00003 Fowler Creek Guest Ranch Amended Proposal Request for Comments by July 26, 2024
Date: Monday, July 22, 2024 7:51:13 PM
Attachments: [Roger and Debbie Green CU-23-00003 Fowler Creek Guest Ranch - Primary Concerns and Comment.pdf](#)

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July 22, 2024

Mr. Jamey Ayling
Planning Manager
Community Development Services
Kittitas County, Washington

Concern: New Risk Assessment Required - Injury or loss of life for residents, visitors, firefighters, and sheriff's deputies. Encroachment of DNR Forest managed lands adjacent to the proposed Fowler Creek Guest Ranch and loss of wildlife habitat.

On October 18, 2023, my wife Debbie and I submitted our initial concerns to you which I have attached for your review for this comment period. These concerns are still valid, especially with the extreme 2024 fire conditions and Burn Ban put into effect, July 13, 2024. The weather trend for eastern Washington is for hotter and dryer summers well into future years according to climatologist studies.

Since the initial Proposal was submitted in 2023:

1. A new, permanent KCFD7 Fire Chief **Aaron Lowe**, was appointed last month, a veteran of and witness to the Camp Fire disaster in Paradise, California in June of 2018. 85 lives lost. 18,000 structures burned. Similar conditions exist at the Fowler Creek location.

In order to assess the risk for residents and his firefighters, Chief Lowe needs to have a personal tour of the Granite Creek area. His comments and any concerns should be documented. Also, new costs to support a major fire in the proposed Fowler Creek Guest Ranch area should be estimated. This is what his predecessor, Chief John Sinclair and his Battalion Chief, Dave Ewing did in 2019.

In short, Chief Sinclair said the sole access to Granite Creek and FSR 4517

was totally inadequate for his pump trucks to access any fire headed uphill or downhill via Westside, Fowler Creek, or FSR 4517 roads, while residents would be fleeing downhill.

These roads are too narrow and he stated "30 feet must be cleared on either side of FSR 4517 to allow safe ingress and exit for traffic. All trees and burnable vegetation must be cleared." All of this was mentioned 3 years before the Fowler Creek Guest Ranch proposal was submitted. Nothing has been done thus far to widen these roads, or clear trees/brush 30' on the sides. Nobody has taken responsibility or costs to do this, because there is still doubt who owns maintenance responsibility for FSR 4517. The road surfaces also have degraded from winter snow and ice and summer heat.

This proposal should not be approved until the Fire Marshall and the Chief Lowe have visited the proposed area and an approved emergency evacuation and fire fighting plans are developed for this community.

2. The new proposal appears to reduce the size of the RV park by 50% or approximately 40 acres. This does nothing but increase the density of the campers to be in close proximity to each other and their large vehicles with less room to navigate especially in a medical or fire emergency. Chances for conflicts among guests so close to each other, who are allowed to have weapons, generate loud music, use outdoor campfires for large social events are a danger to all campers and residents in the area.

Kittitas County Sheriff Myers and his department need to assess the impact and response times needed from Ellensburg to respond to any suspicious or criminal activity for this proposed Fowler Creek Guest Ranch, some 30+ miles west from their HQ, before approval is given.

3. There are risks to wildlife habitat with any new developments that border USDA/Forest Service lands and DNR locations nearby. An EIS should be developed. **CDS need to review the history of the Kittitas County Comprehensive Plan expressed in a letter addressed to Joanna Valencia, CDS Planner from Rodney Smoldon, USDA/Forest Ranger, dated October 24, 2006.** It addresses the question on who and how permission to use FSRs for private areas and road maintenance is required, drafted 6 years after the Granite Creek Development CC&Rs were authored by the Declarant.

<https://www.co.kittitas.wa.us/uploads/documents/cds/comp-plan/historical/2008/documents/20081029%20Following%20Public%20Hearing//Comments%20from%20Futurewise%2010-31%20D.pdf>

Thanks for reviewing our comments,

Roger and Debbie Greene

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Cle Elum, Washington