

From: [Berge/Johnson](#)
To: [Jamey Ayling](#)
Cc: [Mike Podobnik](#); [Katie Knight](#)
Subject: Fowler Creek Guest Ranch Comments on Revised Application
Date: Friday, July 26, 2024 2:53:51 PM

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Jamey,

I remain strongly opposed to this project. Last fall, I submitted detailed comments on the original application. Most of my concerns still remain.

This development does not belong up here and should not be allowed in this Rural Community. It's a guest ranch in name only and the zoning should not allow this.

The risk of fire is great, and if there is one, it will be hard for us to escape with all the extra vehicles and people that this development will bring. People could die as a result of the decisions made by the County on this application. The roads and intersections are not adequate to handle the increased volume of traffic and the larger trucks and RV's. The intersection of Westside Road and Fowler Creek Road is a particularly dangerous intersection with the current volume and composition of traffic, it will be much worse if this application is approved. There are a couple of blind corners on Fowler Creek Road that are also a hazard.

Snowmobiles and ORV's are noisy and disruptive to residents and wildlife. There is already a nearby Snowpark, and other camping and event facilities. We don't want this to become a hub for ORV & snowmobile use. We don't need this.

This project doesn't enhance the public benefit. The drawbacks far outweigh any benefit to the public. It will change the rural feel of this area, bringing noise, light pollution, vehicles and lots of activity. An event center of 200 people is a ridiculous size for this area. There will be thousands of people coming to this area every year, people that have no long term investment in the area, and some of these folks will be reckless. Alcohol being served up here adds an even greater risk. The RV park poses a similar concern.

The County should reject this application. If it does approve it, it should place severe, enforceable restrictions on it to protect both the environment and the Community. If the restrictions are not enforceable, they likely won't be adhered to. Note that their Code of Conduct is changeable at any time by them. You can't count on anything in it to be binding.

Thanks for considering my comments.

Richard K. Johnson
Structural Engineer