

July, 2024

Jamey Ayling
Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA. 98926

Re: Comments on Fowler Creek Guest Ranch Application
CU-23-00003

I have been asked by Friends of Fowler Creek to submit these preliminary comments concerning the above referenced conditional use permit application for the Fowler Creek Guest Ranch. These comments are based on my experience and expertise as a Professional Civil Engineer and former public works director/city engineer. (resume attached)

1. Kittitas County Code (KCC) 12.10.040.D requires submission of a Traffic Impact Analysis (TIA) prepared by a licensed engineer in the State of Washington for a project of this size and impact (creating more than 9 peak hour trips). The applicant's preliminary submissions indicates that there will be at least 15 peak hour trips generated by the development. Yet, I have not been able to find in the public record for this project the required TIA prepared by a licensed engineer. I have also not been able to find any documentation of a waiver of this requirement by the County Public Works Director. In my several decades of experience as a transportation engineer and public works director, and based as well on KCC 12.10.040.J, such a waiver and its rationale must be documented before it is granted, to ensure that it was given proper consideration. This is also to ensure that they are reviewable if there are questions raised about the basis for granting the waiver to a particular applicant. Until a TIA has been prepared by a licensed engineer, submitted by the applicant, subjected to public comment, and reviewed and approved by County Staff, it is not appropriate to make any determination or recommendations about traffic impacts or transportation concurrency. However, as noted below, even at this preliminary stage, at least one significant safety hazard and functional deficiency is apparent.
2. That hazard is at the intersection of Westside Road and Fowler Creek Road. The existing alignments of these two roads meet at an extreme acute angle affecting both safety and function. A recommendation on the Conditional Use Permit (CUP) should not occur until a Professional Civil Engineer has determined that there is adequate intersection sight distance meeting County code and design standards for all turning movements at this intersection. In addition, the applicant acknowledges that the proposed Guest Ranch would result in the introduction to this intersection of numerous large vehicles, motorhomes, motorhomes towing cars or trailers, and pickups towing trailers. The application should therefore not proceed until a Professional Civil Engineer determines that these types of vehicles can make all four turning movements without encroachment into the opposing lane of traffic at this intersection. If these critical safety and functionality deficiencies are not fully resolved, then the applicant must be required to improve this

intersection to meet these requirements. Please refer to Kittitas County Code Sections 12.01.090A, 12.05.080-Table 5-2, 12.04.030.G, 12.04.050.I.

3. The trip generation information submitted by the applicant did not consider or include trips created by employee traffic and trips made by delivery vehicles. These trips may occur in the peak hour and need to be included in the overall calculation to determine the total number of peak hour trips that are generated by the proposed development.
4. Kittitas County Code Section 12.01.090.B requires that the applicant construct road frontage improvements to abutting County roads to the parcel on which the development is proposed at, and all contiguous, adjoining parcels owned by the same property owner. There is no indication in the information that is released to the public that Kittitas County is requiring the applicant to meet this requirement. The County must impose this requirement as a condition of the CUP in order to comply with its own codes, unless Fowler Creek Road currently meets County Code and design standards.
5. In their application, Fowler Creek Guest Ranch states that they intend to operate the "Party Barn" (event center) only on weekends, Saturday and Sunday. There may be some incidental traffic on Friday if guests are staying at the Ranch in their motorhomes or trailers, but that traffic may be accounted for in the trip generation projections for the RV park portion of the proposed project. With weekend only operation, no "peak hour trips" are theoretically generated because peak hour trips normally only occur during the week, Monday through Friday. To ensure that the true extent of the proposal is being evaluated at the outset, any CUP approval should affirmatively prohibit Party Barn (event center) use on weekdays and provide that the CUP will be automatically null and void if this condition is violated.

As stated, these comments are preliminary. They are submitted now to meet the tight deadline afforded the public to respond to the large volume of recently submitted new application material. As time and further review allow, additional comments may be submitted on this topic.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas E. Hansen", with a stylized, flowing script.

Thomas E. Hansen PE
10320 159th Ave SE
Snohomish, WA 98290
425-231-3821

Thomas E. Hansen, PE
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KEY ACCOMPLISHMENTS AND ATTRIBUTES:

- Innovative problem solver. Skilled at finding solutions to problems on public works projects/contracts that are acceptable to all stakeholders.
- Sought out for reviewing contract documents for constructability, conflicts, practicality, and feasibility of the constructed product and to ensure conformance with standards, codes, guidelines, regulations, permit requirements, laws, and funding restrictions.
- Recognized as a technical expert in the area of road, intersection and interchange design, contract document presentation and construction management.
- Outstanding judgment displayed for over 36 years in the planning, design, and execution of public works projects.

EMPLOYMENT HISTORY:

City of Woodinville, 2008 to 2016

Public Works Director/City Engineer

Supervisor: Richard A. Leahy, City Manager (425) 489-2700
Brandon Buchanan, City Manager

- Oversee and direct the Public Works Department for the City
- Responsible for operation and efficient functioning of the City's Street and Storm Drainage Systems
- Responsible for all Professional Engineering work and review of submitted engineering documents for the City. This includes contract documents, permit applications, traffic engineering studies, traffic impact studies, geotechnical reports, development construction plans, plats, and surveys.
- Responsible for Development Review, Capital Project Construction and Management, Traffic Engineer, Maintenance of Street System, Storm Drainage System, Parks Maintenance, and Equipment Repair activities, and related permits
- Plan, Direct and Supervise the activities and long term assignments for six person Engineering Section and nine person Maintenance Group.
- Direct and manage multiple consultant contracts to accomplish Division and City goals.
- Responsible to City Manager for Division Activities and Budgets
- Serve as an engineering resource to other divisions within the City.
- Serve as the City Representative to regional boards as designated
- Responsible for all aspects of supervision of work group including hiring, mentoring, coaching, evaluating, guiding, leading, directing, disciplining, and termination

City of Snohomish, 2006 to 2008

City Engineer

Supervisor: Tim Heydon PE, Public Works Director, 360-568-3115

- Oversee and direct the Engineering Division of the Public Works Department for the City
- Plan, direct and supervise the activities and long term assignments for five person division, consisting of Staff Engineers, Project Managers, and Engineering Technicians.
- Responsible for all aspects of supervision of work group including hiring, mentoring, coaching, evaluating, guiding, leading, directing, disciplining, and termination
- Oversee and direct the City's Capital Construction Program, 37 on-going projects with a budget of \$8,200,000. Activities include selection and management of engineering consultant contracts, funding, environmental documentation and permitting, and management of the construction contracts.
- Coordination of Division's activities and projects with other City Departments and Divisions, outside agencies, utilities, citizen groups, affected property owners and businesses, and other interested parties. Serve as an engineering and project management resource to other Departments and Divisions within City government
- Responsible for all Professional Engineering work and review of submitted engineering documents for the City. This includes contract documents, permit applications, traffic engineering studies, traffic impact studies, geotechnical reports, development construction plans, plats, and surveys.
- Fiscal responsibility for contracts and projects including establishing and meeting both engineering and construction budgets.
- Manage an operational budget of \$650,000 annually

City of Mukilteo, 1999 to 2006

Public Works Director/City Engineer

Supervisor: Richard A. Leahy, City Administrator

- Oversee and direct the Public Works Department for the City
- Responsible for operation and efficient functioning of the City's Street and Storm Drainage System
- Responsible for all Professional Engineering work and review of submitted engineering documents for the City. This includes contract documents, permit applications, traffic engineering studies, traffic impact studies, geotechnical reports, development construction plans, plats, and surveys.
- Responsible for Development Review, Capital Project Construction and Management, Traffic Engineer, Maintenance of Street System, Storm Drainage System, Parks Maintenance, and Equipment Repair activities, and related permits
- Plan, Direct and Supervise the activities and long term assignments for three Staff Engineers and eleven person Maintenance Group.
- Direct and manage multiple consultant contracts to accomplish Division and City goals.
- Responsible to City Administrator for Division Activities and Budgets
- Author of the City of Mukilteo's 2004 Transportation Plan.
- Serve as an engineering resource to other divisions within the City.
- Serve as the City Representative to regional boards as designated
- Responsible for all aspects of supervision of work group including hiring, mentoring, coaching, evaluating, guiding, leading, directing, disciplining, and termination

Snohomish County Department of Public Works, 1986 to 1999

Construction Supervisor, Engineering Services, 1989 to 1999

Supervisor: Stephen D. Hansen, PE

- Lead a group of 10 to 12 full time engineers and technicians and up to 10 contract or temporary employees that manage \$15 million in capital improvement contracts and projects each year.
- Type of projects/contracts managed include road improvements, urban corridor widening, new road alignments, traffic signals, steel and concrete bridges, solid waste facilities, park and ride lots, surface water facilities, retaining walls, water and sewer lines.
- Fiscal responsibility for contracts and projects including establishing and meeting both engineering and construction budgets.
- Responsible for all aspects of supervision of work group including hiring, mentoring, coaching, evaluating, guiding, leading, directing, disciplining, and termination.
- Responsible for review of contract documents for constructability, conformance with guidelines, meeting future requirements and plans, matching into other projects, public or private, and meeting legal requirements.
- Assigned as a Project Manager on several emergency repair projects, compressing a normal 2 year design effort into 6 months, completing construction within 10 months of the storm event that caused the damage, with total engineering expenditures less than 20% of project construction cost, in addition to normal duties.

Engineer II, Engineering Services, 1986 to 1989

Supervisor: Richard G. Andrews

- Served as a project engineer (owner's resident engineer) on public works contracts from \$600,000 to \$3,000,000 in size.
- Oversaw QA/QC, engineering budget, and contract expenditures
- Supervised 4 engineers and technicians and coordinated and scheduled the work activities of seven support groups.

Employment History Continued:

Washington State Department of Transportation, 1980 to 1986 – Design Engineer, Design Team Leader

Forest Engineer in the Logging Industry 1978 to 1979

President, Prodegy Inc. D.b.a. Ski Laufer Ski School 1985 to 2002

- Direct the operation of a 220 student alpine snow sports school employing 15 instructors on weekends
- Taught alpine skiing for 35 years and directed the school for 17 years.

EDUCATION/CERTIFICATES:

- Professional Engineer's License: Civil Engineering, State of Washington, No. 25725
- Bachelor of Science, Forest Resources, Forest Engineering Major, University of Washington,
- Level III Certified Ski Instructor - PSIA
- Eagle Scout, Boy Scouts of America