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Second Response to Fowler Creek Response exhibits to public comments.

I drove by the Conditional Use Sign posted outside the FCGR location property just to learn how we got to where we are. The posted sign states “for Guest Ranch, lodging and event Facility”. The Zoning Conditional Use Permit Application states “Proposing a use, such as a Bed & Breakfast or Campground”. NEVER did it ask for an RV Park until you get into the myriad of attached exhibits.

I feel FCGR is throwing out all potential uses at the development committee in the hopes that something might stick. They were finally pinned down and landed on a dry 30 space RV park because they legally can't get the water. Forget all the other “stuff” they say they want to do. Judge them for what they are really requesting. A 30 space DRY RV park.

If you look at the entirety of the response exhibits posted as a response to the public letters, it becomes apparent that Fowler Creek Guest Ranch (FCGR) has taken everything that made it a Guest Ranch or B&B and turned it solely into an RV Park, under the guise of mitigation, FCGR removed anything remotely Guest ranch or B&B, but still want to string you along with the outside chance an event venue could be realized should the stars align for legal water. None of the other buildings are in place. The county should not approve a future “possibility” but judge the use presented with the new site map which only proposes a 30 space DRY RV park. Quick money, little initial input costs and generational wealth and not in keeping with the surroundings. This is something a residential neighborhood does not desire nor is it essential to the community or in keeping with the surrounding. If FCGR want to operate an RV park they should find appropriately zoned property to do just that.

My favorite response attachment is Exhibit 2 – Mitigated Narrative  
And I quote:

“The purpose of this development is to host a quiet, peaceful environment for travelers to find respite. Through these mitigation strategies, the applicant hopes to create a better vision of the low-impact recreational retreat center that this project is meant to be. The proposed FCGR project is designed to have little negative impact on and foster positive interactions with the environment, guests, employees, surrounding community, and Kittitas County as a whole”.

A 30 space RV park is anything but quiet or low impact and never mentions fostering a positive relationship with its most important faction – the neighbors.

All the superfluous response exhibits indicate FCGR does not have the water right to supply more than the original ranch house. FCGR stated when “water might be legally obtained” it would expand but that isn’t an option and most likely never will come to fruition as water is a hot commodity and not likely to change. I wouldn’t be able to build a house without the first obtaining a water mitigation letter. Why will you let them build anything prior to having that in place.

I have spent many hours of my precious time reading flowery language written by fancy lawyers and it becomes very repetitive.

In the end a Conditional Use or Administrative Conditional use may be granted when the following criteria are met:

- a) The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

A 30 space RV park is not essential or desirable or in keeping with the character of the surrounding lands.

Enough is enough. Please do not grant a conditional use permit as it violates all the grand master plan values I bought into when I purchase my R-5 land.

Sincerely,

Jeannie Wailes