

From: [Mike Hoban](#)
To: [Jamey Ayling](#)
Subject: CU 23 00003 Exhibit comments Guest Ranch
Date: Tuesday, July 23, 2024 12:51:35 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

July 23, 2024

Jamey Ayling

Hello,

Below are my comments on the proposed Guest Ranch off of Fowler Creek Rd.

It is still the consensus of area residence, this project does not belong in our rural area. Some of the concessions listed by the developer, appear to be a good start.

However, since these changes result in removing estimated 50% of the property, from the project:

- Shouldn't the wet lands, never have been included? They are a separate issue, on their own.
-
- The remaining "usable" land – is the question. What is there to stop any Guest Ranch owner in the future, from putting that land to use (developed) for expansion of the Guest Ranch? Would they have to do a full blown environmental study? How about, yet, additional traffic in this area?
- Now, could the developer permanently exclude that land from future growth use? Perhaps turn it all into a Green Belt, land preserve? Would that help him with property taxes? Could the County offer that tax, as an incentive to further the permanent freezing of that land from future use?

Traffic is no small issue along Fowler Creek Road, Forest Service Road 4517 (FSR) and Westside Road.

Big worries are; (1) egress during a wild fire and (2) extremely high traffic west bound on Westside when ever I90 is blocked, congested or otherwise traffic impeded. At those times, it is nearly impossible to make a left turn onto Westside, from Fowler Creek to go to I90. During the summer weekends we very seldom go to Cle Elum, due to Westside issues.

What would traffic engineers think if a Round-About being installed at the Westside / Fowler Creek Rd intersection? That would force west bound traffic to slow down, open adequate space to allow Fowler Creek/FSR 4517 residents to merge west bound onto Westside Road. If this intersection change is viable; shouldn't that become part of requirements for development of the Guest Ranch?

Last concern would be comments from Sheriff Clay Meyers from Oct. 19, 2023 regarding increase of non-county residence being attached to this area, for recreation – and potential for increased criminal activities. How can the developer assist with this potential issue? What would be the impact to law enforcement regarding manpower and response times?

Thanks for your time

Mike Hoban

Pasco Road

mkhoban@hotmail.com