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Subject: Public Comments on Fowler Guest Ranch, CU-23-00003

Kittitas County Community Development Services,

I am writing in regard to the proposed development for Fowler Creek Guest Ranch, CU-23-00003, and, explicitly, the Conditional Use Permit (CUP) application.

As a retired Senior Partner of NAC Architecture, with offices in Spokane, Seattle, Los Angeles, and Columbus, a Masters in Architecture from Montana State University, accreditation from the American Institute of Architects (AIA), and nearly four decades of experience, I played a major role in our firm's healthcare and education practices and became well-versed in community development protocols across both cities and counties alike.

As an avid fisherman, backpacker and hiker, I have also called the Pacific Northwest home since my wife and I moved here from Montana in the early 1970's. We've raised our boys in the Pacific Northwest and, collectively, our family has fostered a love of our landscape. It's a special place, which is something factored into my professional career as our firm took on opportunities to design everything from community and regional hospitals to K through 12 and higher education schools, including many projects throughout central Washington. Regardless of the size or complexity of the design, it was critical that our team accounted for both the community and the environment from the outset.

What strikes me in reviewing the CUP application is the lack of expected details about the capital construction proposal. Not only have neither the community nor environment been addressed, but I fail to identify wherein the applicant has adequately resolved baseline expectations for conditional use, much less offered details appropriate to render a Preliminary Mitigated Determination of NonSignificance.

With all respect to Kittitas County Community Development Services, critical information and substantive reports have not yet been provided. Therefore, the application should not move forward with a SEPA determination until that information has been sufficiently supplied. At a minimum, I urge CDS to deny this application until the appropriate documentation, assessments and studies, and foundational requirements are completed. However, I would also strongly encourage the department to further scrutinize the project description relative to:

- Rural R-5 zoning, and Guest Ranch intended definitions;
- Site plan versus topographical outline and impact on earth, wetlands, and water;
- Traffic impact versus road capacity and character, emergency egress, and fire safety.

In my nearly forty years of practice operating as a licensed architect in Washington, I've had the good fortune to work closely with cities and counties throughout the state. I would encourage Kittitas County to maintain the same high standard of commitment to its community and surrounding environment as that which I came to regard and appreciate throughout my career.

With regards,  
William Podobnik, AIA