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Cc: [CDS User](#)
Subject: Public Comments on CU-23-00003, Fowler Creek Guest Ranch
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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 lack of adequate Domestic Water Plan (Exhibit 8) and Sewage Treatment Plan (Exhibit 9) referenced in the Conditional Use Permit application. Although residing in Spokane, my husband and I regularly visit our son and daughter-in-law's residence located in the Granite Creek neighborhood of Cle Elum.

As a former Board Member of the Pinto Point Sewer District located approximately midway along the eastern shore of Priest Lake within Bonner County in the panhandle of Idaho, holding the position of Secretary, and accountable for repairs and maintenance of critical infrastructure of a duration of more than 15 years, I can speak knowledgeably as to the importance of proper domestic water, sewage treatment, and wastewater remediation. Further, our district was established when individual lots within our District could no longer meet the Health District's minimum drain field lake setback requirements. In partnership with state and local officials, departments and agencies, and local residents of our rural community, our remit was to establish and execute a safe, secure, and sustainable approach to foster the community's growth while accounting for the development practices necessary to do so successfully.

Having reviewed the Domestic Water and Sewage Treatment Plans submitted by the applicant as part of the CUP for the proposed Fowler Creek Guest Ranch development, I can only suggest that both plans as read as "fanciful," "without merit," and lacking the accreditation and analysis expected of permanent development with such a high concentration of short-term visitors.

With regard to the Domestic Water Plan (Exhibit 8), it's challenging to ascertain the plan of action as outlined because, based on the information provided by the applicant, there is no plan. Rather, a list of "one or more" possible methods of resolution. As an aside, none of these appear to account for firefighting water, despite the applicant's expectation of visitor campfires located within a wooded, forested area.

As to the Sewage Treatment Plan (Exhibit 9), while I do not challenge the applicant's approximation of wastewater, given the reference to the United States Geological Survey and publication of "Estimating Water Use in the United States: 2015 Round of the National Water Use Compilation," I will highlight that, as proposed, the wastewater created by a high concentration of short-term visitors in a year round occupation would necessitate a focus on continual rather than seasonal usage. Whether supporting RVs, guest cabins, staff

facilities, or campsites, solutions to contain and mitigate wastewater must actually be pumped far more frequently than that of a seasonal property. Overflow in the event of excess capacity is a common occurrence, as was experienced by the Pinto Point Sewer District, and the ramifications are significant, involving the contamination of ground and groundwater. Given the reliance on private and community wells by nearby residents, this is of particular importance as the proper designation of total population, capacity, and wastewater is critical. I make this point because, while the applicant has cited a calculation of 116 individuals representing 100% capacity, this is clearly inaccurate. By the applicant's own submission, as outlined in Buildings and Recreational Facilities (Exhibit 7), the space also includes an event venue "perfect for weddings, birthday parties, and other special events" yet this addition of 200 additional people is not addressed nor calculated within the Sewage Treatment Plan. Herein, the applicant should account for the increase in population, required capacity, and wastewater created, pushing the population upwards of 300 and the approximation of 6,620 gallons of wastewater per day and capacity required dramatically underestimated. Stated plainly, the addition of 200 additional guests will unquestionably overwhelm the system, resulting in overflow and contamination.

I do not believe I have to underscore the importance of properly capturing and accounting for wastewater due to the adverse impact on drinking water supplied to nearby residence through personal and community wells, nor the impact on fish and wildlife habitat in the event that an excess of wastewater is improperly collected, reaches the Fowler Creek tributary and pollutes the Yakima River, threatening protected salmon habitat. However, I will underscore the importance of proper estimation, planning, and address when planning such a development as outlined in the CUP. Therefore, I would urge Kittitas County Community Development Services to deny the application until such time as the applicant properly addresses a solution for domestic and wastewater.

With regards,
Wanda Podobnik
Former Secretary, Pinto Point Sewer District