

Public comment on Parke Creek PUD application PD-24-00002

This letter is to communicate our strong opposition to the proposed land use action on the aforementioned application. This proposed development has significant flaws in the SEPA application, is non-conforming to the surrounding rural residential neighborhood, and will pose a significant nuisance in the area. As a motorsports enthusiast and real estate developer myself, I have a great deal of interest in both things but this is simply incompatible with our residential area which will be significantly impacted by a project owner who resides nowhere near this project and will feel none of the effects of its impacts to our community. Here are some specific points we would like the examiner to consider:

Incompatibility:

Creating a commercial motorsports facility in the middle of a rural residential area is the very definition of incompatibility. We have an individual who does not reside in this part of the community developing land outside of its intended zoning for a purpose that is in direct conflict with the resident's right to quiet enjoyment of their property and environment. The Motorsports park is heavily downplayed in the application but I ask you to simply imagine what hundreds of motorcycles and ATVs would sound like in the middle of our virtually silent neighborhood with operating hours until 10PM.

SEPA Inconsistencies:

1. **Discharge of waste or hazardous materials.** Given that much of the site will be a motor sports park (cloaked as rural recreation), these sites commonly allow for onsite fueling by recreational users without any training, hydrocarbon containment facilities or spill mitigation plan. As with similar state-run facilities, there is a very high likelihood of hydrocarbon soil contamination as well as ground water contamination through runoff directly to Parke Creek and through percolation into the water table.
2. **Inadequate sanitary facilities.** Given the volume of visitors at the ORV park, temporary or Porta-Potti style toilets will be inadequate for the location and the county should require permanently installed bathroom and sanitary facilities including ADA facilities. The application gives the impression that there will be full septic facilities for the project but it appears these are only for the homesites.
3. **Misleading information on SEPA application regarding noise:**
The application gives the impression that during operation of the ORV park, noise would be incidental and would be "carried off by the wind." This is ridiculous to think that somehow a motorsports park will "blend in." The noise that hundreds of off-road vehicles will create every year will be a significant and constant nuisance to the surrounding residents. Currently, ORVs utilize Parke Creek, Christiansen, and Fox roads to access remote areas and they create a significant noise problem for the homeowners. However, the volume of vehicles is often less than 20 vehicles per day so you can imagine how disruptive an ongoing full time ORV destination will be.

Many of us live in this remote part of the county specifically to get away from these kinds of nuisances of sound, traffic and light and we should adhere to our current zoning which recognizes which uses and activities are compatible with the area.

4. Significant Dust pollution

There is no mechanism for addressing the obvious dust issue that will arise from the motorsports park. The impacts are obvious and detrimental to the surrounding homes and the youth facility (which is directly downwind). Given that they are not proposing an adequate water supply even for the proposed number of homes, there is no way they would be able to execute a dust mitigation plan. It is worth noting that KRD water cannot be used for dust control as I suspect this is being considered a “backup” plan.

5. Inadequate water supply

The SEPA application state that they will have a class B well system which is inadequate for the number of homes proposed in the project.

6. Safety: EMS

By definition, motor sports are dangerous and those of us who enjoy the sport take that risk into account. However, we also want to operate in a safe environment and have the right kind of help available if something were to go wrong. As an EMS provider, I can tell you that emergencies are simply a math equation. A percentage of participants in any high energy sport will have something unexpected happen. The more participants you have, the higher the raw number of accidents you have as a factor of that percentage. You can imagine on any given weekend, the number of people who come to the motor sports park, likely from other parts of the state because of the RV storage component of the project, will be significant. Besides the rodeo, Kittitas County has no other recreation area which would be as prone to significant life threatening injury as this proposed project. In the SEPA application, the applicant sites that EMS will be provided by KCFD#2 whose closest EMS station is nearly 10 miles away at Station 21. Ask any EMT or Paramedic how that lengthy response time would impact the outcome of a motor vehicle (ORV) patient who would likely need transport to a higher level of care than KVH could provide. You would likely be creating an environment where serious injury is likely, EMS response is lengthy and required level of care is far away. I would point you to this exact occurrence in Goldendale where an man died after a crash at a similar motorsports facility and help was not able to get to him quickly enough. Unless the county or the facility is willing to man full time EMS services at a paramedic level, you are creating a situation and an environment in which fatal accidents are likely commonplace.

7. Impact on our most vulnerable neighbors. While many of our neighbors have lived on their farms for generations and are now in their eighties, they are not the only ones we need to look out for in stopping this project. The Parke Creek youth facility abuts the proposed project and more specifically the motorsports park is pushed to

the northeast corner which is closest to the youth home. You can begin to imagine the constant scream of small engines just feet from dining halls and dormitories and how this might impact kids who are living at the facility specifically to have a place far from the impacts and influences of urban life. Yet this project literally brings noise, fumes, people and chaos literally to their door step. I cant imagine anyone can make the case for this project enhancing their rehabilitation journey. If the health and mental health of the kids is not a concern, think about the enticement that all of the activity, the vehicles and the people would bring. We had a young man escape from the facility last week, steal a car and off he went. In order to do this, he had to walk a few miles. If the opportunity was just outside the door, who knows what behaviors that might entice.

This is simply not the place for a motor sports park, a commercial operating business and storage facility and high density homesites. While we understand that a developer could look at our neighborhood and say, “that is the middle of nowhere, who cares what we put there”? The truth is it is our quiet, rural back yard and this proposed circus is simply incompatible with the current zoning, the community and most of all the people who have call it home.

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