

**From:** [Brent Fitzgerald](#)  
**To:** [Jamey Ayling](#)  
**Subject:** Comments for the potential Fowler Creek Guest Ranch project / Project ID is: CU-23-00003  
**Date:** Tuesday, October 3, 2023 5:49:33 PM  
**Attachments:** [714735B4-5917-416C-99A8-A51DEA6D0154.png](#)

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Hi Jamey,

I hope this is the appropriate way to make comment over the application mentioned within the subject line. If not, please advise as to the correct protocol.

My wife and I own two 5 acre parcels that adjoin to my In-laws two 5 acre parcels within the Goat Peak Ranch community (towards the end of whitetail lane). As the crow flies, the subject's closest boundary is within 1,600 feet of our properties. Currently out of our 4 total lots, my In-laws have a wonderful family cabin that we've all enjoyed for years. In addition, on one of our adjoining lots my wife and I have a site prepped for us to build our retirement home. We've already captured water rights (4 year process for us at the cost of \$10,000 per lot), drilled a well with no guarantees (at a cost of \$12,000), cleared the land (at the cost of \$8,000) and have even had our access signed off on (had to jump through hoops because my In-law's existing driveway that is on a shared road maintenance agreement to give access to our site was a few degrees out of scope... cured after spending \$25,000 to widen and grade). The plan was to retire and live full-time there within the next decade, allowing us to also caretake for my in-laws in their golden years. Hearing about this purposed project so close has put all of that in question.

Obviously we are bias to peace and quiet, which an operating 30 unit RV Park, 10 cabins, a Ranch Style B&B and a destination Barn venue, puts all of that at odds. I am all for working within the laws and county code, but from our own experiences in trying to develop our lot(s), I have a few questions as to how all of this can be pulled off.

1. Our experience in gaining water rights within a yellow zone for Fowler Creek headwaters, was a 4 year process. It took me 3 years just to locate appropriate water rights for sale and then another year to purchase and record. Mind you I was actively searching too, not just sitting and waiting. Year and year, water bank bank after water bank, private party after private party. Working with the WADOE, working with private law firms... finally found them and then jumped through the water budget neutral filing, then into escrow and then finally recorded. After all of that I was finally legally allowed to drill just to see if we could even find water. In reading through the Fowler Creek Guest Ranch project, are they seriously allowed to draw in a "green zone" and then pipe it to service multiple units in a "yellow zone"? I remember having the same type of conversation with WADOE when trying to secure my water rights and was basically laughed out of the meeting. I don't remember the exact wording but it was along the lines of nice try but that is not what the Kittitas water conservancy was designed for. Outside of Kittitas County, will WADOE be involved with a boots on the ground review?

2. Being so close to such a project, neighbors can't help but worry about light bleed. Even neighboring yard lights that remain on all night pollute the sky enough to obscure visual access to the night sky at times. What codes does such a project have to abide by? How are those things measured during an environmental impact study? If we paid for a 3rd party study, would the County consider its findings?

3. Being so close also brings up the biggest worry, noise pollution. We all know environmental factors play a huge part in measuring the impact of such a project on neighboring parcels. Unfortunately we are up in elevation from the purposed project (like an amphitheater) and fully expect to be subject to construction noise, site traffic noise, RV Park noise and party Barn noise. What codes does such a project have to abide by? How are those things measured during an environmental impact study? If we paid for a 3rd party study, would the County consider its findings?

4. With such a project that has wetlands within its boundaries, will the WADOE make a site visit as part of the site plan discovery process?

As you can imagine, nobody wants to live next to such a project for all of the obvious reasons... especially when trying to enjoy one's retirement years. We will hold off on further development of our lots until a decision is rendered. If such a project is approved, we will most certainly sell our properties and retire elsewhere.

Kind regards,

**Brent Fitzgerald**

Managing Director & CFO of  
Specially Designed Education Services  
425.820.5855 office  
206.795.4866 cell  
[brent@sdesworks.com](mailto:brent@sdesworks.com)  
[www.sdesworks.com](http://www.sdesworks.com)

