

EXHIBIT 12
FOWLER CREEK GUEST RANCH
TRAFFIC

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Kittitas County CDS

a. How many vehicular trips per day would be generated by the completed project or proposal? (i) If known, indicate when peak volumes would occur (ii) and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). (iii) What data or transportation models were used to make these estimates? (iv)

- (i) The proposed Fowler Creek Guest Ranch is a full-service recreation facility so it is anticipated that once the guests arrive the average stay will be four days. It is estimated that guests from each lodging unit will leave the facility once per day, generating two trips including arriving and departing, which would equal 92 trips per day.*
- (ii) Peak volumes would occur between 7 am and 9 am as this is when guests would be leaving and new guests would be arriving.*
- (iii) As the proposed Fowler Creek Guest Ranch is recreational in nature and any trucks creating traffic for the proposed guest ranch after initial construction would be for deliveries, it is expected that less than 1% of the traffic would be commercial trucks and non-passenger vehicles.*
- (iv) The Highway Capacity Manual, 2016 and the Trip Generation Manual 10th Edition, Volume 2-page 29 title Campground/Recreation Park Section 416.*

The following is an in-depth analysis on the anticipated traffic impact generated by the proposed Fowler Creek Guest Ranch.

This discussion evaluates the possible traffic impact of the proposed Fowler Creek Guest Ranch with 30 recreational vehicle sites, ten cabins, a five-room bed and breakfast, barn, residential habitats, and one family ranch house. The guest ranch is located on Fowler Creek Road and is accessed by Westside Road. It is projected that the traffic generated by the guest ranch would impact the north route to and from the proposed guest ranch on Westside Road with 85% of the traffic flow moving towards I-90 and 10% of the traffic flow moving to the east on Westside Road. There may be 5% of the 10% that would move to the south on Granite Creek Road (FS Road 4517). See attached projected traffic flow map.

This discussion regards the traffic impacts which has been analyzed by the applicant for its impact on the following intersections:

- Fowler Creek and Road Westside Road (MP 0.110)*
- Westside Road and Gobblers Knob Road (MP 0.392)*
- Westside Road and Mohar Road (MP 2.17)*
- Westside Road and Zrebiec Road (MP 7.120)*

Each of these intersections currently has a Level of Service (LOS) A as described in the 2016 Highway Capacity Manual. The LOS is a measure of how well an intersection functions. A LOS A indicates that the intersection functions very well and there is little to no congestion.

The traffic estimations generated by the guest ranch were measured using the Trip Generation Manual 10th Edition, Volume 2-page 29 title Campground/Recreation Park Section 416. The Trip Generation Manual provides a rate of .21 Average Daily Traffic (ADT), or trips per unit per hour, as measured during the morning peak hour period of 7am to 9am.

The Peak Hour ADT traffic generated by the guest ranch is estimated to be 9.66 ADT per hour.

85% of this traffic, or 8.21 ADT, is projected to pass through the intersections between I-90 and the proposed guest ranch. The remaining traffic 15% of the projected guest

ranch traffic is predicted to go east on Westside Road towards South Cle Elum with a projected 5% going south on Granite Creek Road (FS Road 4517).

As can be demonstrated by the above information, traffic generated by the proposed guest ranch is not projected to raise the Level of Service of any of the intersections. Each intersection is currently at LOS A, which indicates that the intersection functions very well and there is little or no congestion. The new traffic will only represent a small increase in the total traffic volume at each intersection as shown on the attached "Proposed Fowler Creek Guest Ranch Impact Table" and restated here as follows:

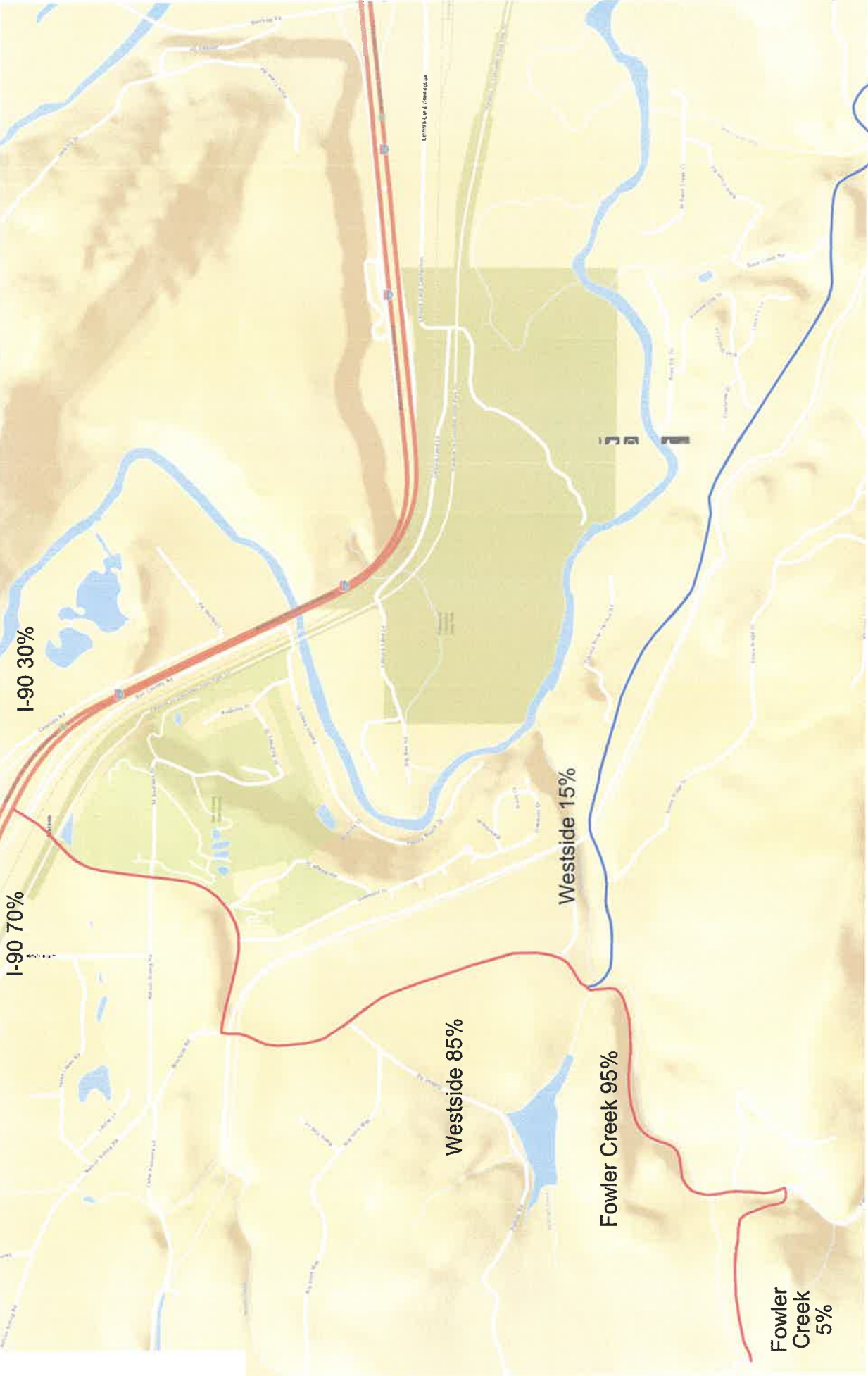
- **Fowler Creek and Road Westside Road (MP 0.110)** had its traffic counted by Kittitas County in September of 2022 and said count determined that the Adjusted ADT for this intersection was at that time 214. The Fowler Creek Guest Ranch projects an increase of 9.66 ADT at this intersection which is a 4.81% increase over the current traffic. As this intersection has a LOS of A this increase will not negatively impact this intersections LOS.
- **Westside Road and Gobblers Knob Rd. (MP 0.392)** had its traffic counted by Kittitas County in September of 2020 and said count determined that the Adjusted ADT for this intersection was at that time 1339. The Fowler Creek Guest Ranch projects an increase of .0966 ADT at this intersection which is a .07% increase over the current traffic. As this intersection has a LOS of A this increase will not negatively impact this intersections LOS.
- **Westside Road and Mohar (MP 2.17)** had its traffic counted by Kittitas County in June of 2022 and said count determined that the Adjusted ADT for this intersection was at that time 1166. The Fowler Creek Guest Ranch projects an increase of .966 ADT at this intersection which is a .08% increase over the current traffic. As this intersection has a LOS of A this increase will not negatively impact this intersections LOS.

- *Westside Road and Zrebiec Road (MP 7.120) had its traffic counted by Kittitas County in September of 2020 and said count determined that the Adjusted ADT for this intersection was at that time 984. The Fowler Creek Guest Ranch projects an increase of 8.12 ADT at this intersection which is a .83% increase over the current traffic. As this intersection has a LOS of A this increase will not negatively impact this intersections LOS.*

In addition, the incoming and departing traffic will be dispersed throughout the day, as guests and employees will be arriving and departing at different times throughout the days of operation. This will help to further mitigate any potential impact on the LOS of the intersections.

References:

- (1) Trip Generation Manual 10th Edition, Volume 2-page 29 title Campground/Recreation Park Section 416*
- (2) Kittitas County Traffic Counts attached*
- (3) 2016 Highway Capacity Manual*



PROPOSED FOWLER CREEK GUEST RANCH TRAFFIC IMPACT TABLE				
Road and Mile Post	ADT(1)	Projected Guest Ranch ADT(2)	Total with Projected Guest Ranch	Projected percentage increase
Fowler Creek Road MP 0.110	191	9.177	200.177	4.58%
Westside Road MP 0.392	1339	0.966	1339.966	0.07%
Westside Road MP 2.170	1166	0.966	1166.966	0.08%
Westside Road MP 7.120	984	8.21	992.21	0.83%
(1) See attached Kittitas County 2022 Traffic Counts				
(2) This shows 85% of the projected traffic west bound and 10% eastbound, 5% south on Granite Road (FS 4517)				

Road Number	22520			85% Speeds	
Road Name	FOWLER CREEK RD			SB	29.40
MP	0.110			NB	33.30
					31.35
Begin Count Date	9/20/2022	Tuesday	Begin Time	10:00 AM	
End Count Date	9/23/2022	Friday	End Time	9:42 AM	
			Total Hours	71.70	
			Total Days	3.0	
COMBINED TOTAL	570			Bikes	0.005
TOTAL / TOTAL DAYS	191			Cars & Trailer	0.319
FACTOR	1.12			2 Axle Long	0.274
				Buses	0.009
				2 Axle 6 Tire	0.307
COMBINED TOTALS				Single 3 Axle	0.016
Average Total	191			Single 4 Axle	0.009
Adjusted ADT	214			Double < 5 Axle	0.032
				Double 5 Axle	0.014
				Double > 6 Axle	0.004
			% PERCENTAGE	Multi <6 Axle	0.000
				Multi 6 Axle	0.000
				Multi >6	0.012
Cars, Pickups & Trailers	116	0.61			1.00
Singles	63	0.33			
Doubles	10	0.05			
Trains	2	0.01			
TOTAL	191	1.00		TOTAL TRUCKS	75
				TRUCK %	0.39
GROSS ANNUAL TONS: 198,750					
TRUCK ROUTE CLASS: T4 - 100,000 to 300,000					

* Moved from T8 to T4 Truck Route

Road Number	<u>22710</u>			85% Speeds	
Road Name	<u>Westside Rd</u>			EB	44.50
ADT	<u>0.390</u>			WB	45.00
					44.75
Begin Count Date	<u>9/22/2020</u>	Tuesday	Begin Time	<u>1:10 PM</u>	
End Count Date	<u>9/25/2020</u>	Friday	End Time	<u>11:17 AM</u>	
			Total Hours	<u>70.12</u>	
			Total Days	<u>2.9</u>	
COMBINED TOTAL	3494			Bikes	0.004
TOTAL / TOTAL DAYS	1196			Cars & Trailer	0.428
FACTOR	1.12			2 Axle Long	0.279
				Buses	0.007
				2 Axle 6 Tire	0.230
COMBINED TOTALS				Single 3 Axle	0.012
				Single 4 Axle	0.003
Average Total	1196			Double < 5 Axle	0.030
Adjusted ADT	1339			Double 5 Axle	0.004
				Double > 6 Axle	0.002
			% PERCENTAGE	Multi <6 Axle	0.000
				Multi 6 Axle	0.000
				Multi >6	0.000
Cars, Pickups & Trailers	859	0.72			1.00
Singles	293	0.25			
Doubles	43	0.04			
Trains	0	0.00			
TOTAL	1195	1.00		TOTAL TRUCKS	336
				TRUCK %	0.28
GROSS ANNUAL TONS: 803,000					
TRUCK ROUTE CLASS: T3					

Road Number	<u>22710</u>			85% Speeds	
Road Name	<u>Westside Rd</u>			WB	41.60
MP	<u>2.170</u>			EB	39.30
					40.45
Begin Count Date	<u>6/6/2022</u>	Monday	Begin Time	<u>1:05 PM</u>	
End Count Date	<u>6/9/2022</u>	Thursday	End Time	<u>1:15 PM</u>	
			Total Hours	<u>72.17</u>	
			Total Days	<u>3.0</u>	
COMBINED TOTAL	3246			Bikes	0.013
TOTAL / TOTAL DAYS	1080			Cars & Trailer	0.462
FACTOR	1.08			2 Axle Long	0.257
				Buses	0.012
				2 Axle 6 Tire	0.198
COMBINED TOTALS				Single 3 Axle	0.016
				Single 4 Axle	0.001
Average Total	1080			Double < 5 Axle	0.035
Adjusted ADT	1166			Double 5 Axle	0.002
				Double > 6 Axle	0.003
			% PERCENTAGE	Multi <6 Axle	0.000
				Mutli 6 Axle	0.000
				Multi >6	0.001
Cars, Pickups & Trailers	803	0.74			1.00
Singles	232	0.22			
Doubles	43	0.04			
Trains	1	0.00			
				TOTAL TRUCKS	276
TOTAL	1080	1.00		TRUCK %	0.26
GROSS ANNUAL TONS:	<i>706,750</i>				
TRUCK ROUTE CLASS:	<i>T3- 300,000 to 4,000,000</i>				

Road Number	<u>22710</u>			85% Speeds	
Road Name	<u>Westside Rd</u>			EB	40.20
MP	<u>7.120</u>			WB	42.20
					41.20
Begin Count Date	<u>9/22/2020</u>	Tuesday	Begin Time	<u>12:10 PM</u>	
End Count Date	<u>9/25/2020</u>	Friday	End Time	<u>10:46 AM</u>	
			Total Hours	<u>70.60</u>	
			Total Days	<u>2.9</u>	
COMBINED TOTAL	2585			Bikes	0.002
TOTAL / TOTAL DAYS	879			Cars & Trailer	0.443
FACTOR	1.12			2 Axle Long	0.258
				Buses	0.005
				2 Axle 6 Tire	0.203
COMBINED TOTALS				Single 3 Axle	0.027
				Single 4 Axle	0.008
Average Total	879			Double < 5 Axle	0.043
Adjusted ADT	984			Double 5 Axle	0.005
				Double > 6 Axle	0.005
			% PERCENTAGE	Multi <6 Axle	0.000
				Mutli 6 Axle	0.000
				Multi >6	0.000
Cars, Pickups & Trailers	622	0.71			1.00
Singles	209	0.24			
Doubles	47	0.05			
Trains	0	0.00			
TOTAL	878	1.00		TOTAL TRUCKS	256
				TRUCK %	0.29
GROSS ANNUAL TONS: 683,000					
TRUCK ROUTE CLASS: T3					