

10/8/2022

Jamey Ayling
Kittitas County Community Development Services
411 North Ruby Street
Ellensburg, WA 98926

RE: Fowler Creek Guest Ranch: CU-23-00003

Dear Jamey,

The purpose of this letter is to inform Kittitas County of my objection to the proposed development "Fowler Creek Guest Ranch." Please see the stated reasons below.

Fire Danger

The location of the proposed Fowler Guest Ranch property is directly west of my home location. The prevailing winds travel west to east and it's highly likely any wildfire, unintentional or otherwise, would quickly sweep through my neighborhood. Not only my neighborhood but many other residential sites.

Reading the project narrative on the Community Development website, the request for 30 RV sites is troubling. While the vast majority of RVer's are responsible campers, it only takes a spark from one illegal campfire or unattended barbeque to reek catastrophic consequences. The proposal calls out for areas where visitors can have campfires, but not during times of high fire danger. There is not a description provided on how campfires would be monitored or prevented. Please consider the probability of a wildfire as the main reason to reject the development proposal.

Current Zoning

The current zoning designation is Rural 5. The description of the project from all appearances is a commercial development. To my knowledge there are no other commercial developments in the area. The project does not seem appropriate for the area or worthy of a change in current land use.



Utility Infrastructure

Sources of potable water are a continual challenge for some people living in the area. The Fowler Creek Guest Ranch project will require new wells to provide capacity to the large influx of visitors. It's highly likely the necessary drawdown from groundwater sources will impact other residents and cause further strain on an already tenuous situation.

The amount of electrical power for RV sites, cabins and support buildings will most certainly require an upgrade to existing services. There will be damage to the pristine beauty of the area to accommodate the expanded service.

Traffic

Peak use of the project will occur when traffic conditions in the area are at their worst. The main arterial is Westside Road. On weekends starting before Memorial Day and well after Labor Day particularly on Sundays, Westside Road, Nelson Siding Road and Golf Course Road are extremely congested as people traveling west bound over the mountains search for an alternative to Interstate 90. There is just not enough roadway capacity to handle dozens of more trucks, RV's and vehicles.

Fowler Creek Road is the entry point to the proposed development and it is narrow with curves. Allowing large RV's and trailers to navigate the narrow roadway will create a dangerous situation with the possibility for loss of life.

Please consider the conditions I've pointed out above to be reason enough to disallow the Fowler Creek Guest Ranch project. While I can appreciate the desire to fulfill a perceived need for recreational space, the potential for environmental degradation is too great. It's the wrong location for the project.

Please let me know if you have any questions and thank you for your time.

Sincerely,

Chris Lermusik

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