

**From:** [ERIC HARRIS](#)  
**To:** [Jamey Ayling](#); [CDS User](#)  
**Cc:** [Cory Wright](#); [Laura Osiadacz](#); [Brett Wachsmith](#)  
**Subject:** Opposition to CU-23-00003 Fowler Creek Guest Ranch  
**Date:** Thursday, October 19, 2023 8:05:17 AM  
**Attachments:** [image.png](#)

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My name is Eric Harris and I'm a full time Cle Elum resident in the Granite Creek community accessed from Forest Service Rd 4517. I'm writing in opposition to the proposed "Fowler Creek Guest Ranch". I don't believe this land use is appropriate, or consistent with the current zoning and I'm asking the Kittitas County Development Commission to deny the application for this non-intended use of the property. While I think this application should be denied outright as a non-conforming use, I'm bothered by the fact that this is being considered without an appropriate environmental review and with disregard for the impact to traffic and neighboring communities. This would violate Kittitas County Code, KCC 17.08.270.

The application provided disingenuous and incomplete information. The proposed use does not meet the intended use for "Guest Ranch or Guest Farm". The application failed to provide accurate information related to traffic and traffic impacts on Golf Course Rd, Fowler Creek and Westside roads. Additionally, it ignores completely the impact on FS Road 4517, which is *the only road available* for residents of the Granite Creek Community. This community is financially responsible for the maintenance of this road, and it is not reasonable to expect them to subsidize higher public usage for what will no doubt be an increased level of vehicular traffic by RVs, passenger vehicles, trucks, trailers and off-road vehicles. This is particularly egregious given that the intended use does not meet and is not consistent with the land use designation. Disingenuous and incomplete information can be found throughout the application documents. Within the "[Surrounding Property Review](#)". I provide the following snapshot as an example:

## SURROUNDING PROPERTY REVIEW

Parcel 12381 is south of the proposed guest ranch. The parcel is 18.85 acres in size and is accessed from Granite Creek Road. Kittitas County records show the property is zoned as Rural 5 with no building development. The parcel is mostly forested.

Possible Effects on the Current Land Use: The parcel continues to stand unused and undeveloped. The guest ranch will create additional traffic on Granite Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property. The parcel is also mostly forested.

1. Approximate distance from East Entrance in feet....1350
2. Approximate distance from West Entrance in feet....697.7
3. Access from Fowler Creek Road: No
4. Access from Granite Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

**I challenge you to find either Granite Road or Granite Creek Road in this area on a map.** I don't believe either exists and I've been a resident of the area for over a decade. Applicants should not be allowed to simply make things up.

Finally, it has come to my attention that one of the Planning Commission board members, Pat Deneen, is a primary stakeholder in this proposed development. If it has not already happened, I'm requesting that Mr. Deneen recuses himself from any and all discussion and decisions that relate to this proposed use. I would ask that the other members of the commission that are friendly with Mr. Deneen or have previous or current business dealings with Mr. Deneen also recuses themselves and the Board of County Commissioners seek sworn affidavits from any remaining planning commission members that their recommendations and decisions have no "conflict of interest" and are not biased in any way.

Thank you for your consideration.