

From: [WALLY BURCHAK](#)
To: [Jamey Ayling](#)
Subject: Fowler Creek Guest Ranch (CU 23-00003)
Date: Tuesday, October 3, 2023 9:26:16 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Jamey,

My name is Wally Burchak and my parents live at 410 Fowler Creek Rd (Dennis & Diana Burchak). I plan to retire and live part time on our family property at 410 Fowler Creek within the next 5 to 7 years. My Great Grandfather Paul Burchak originally purchased the property on which Project CU 23-00003 is being proposed in 1917. My Grandfather Michael Burchak sold the property to Peterson & Dunn but retained Senior Water Rights from the property for surface and spring water. Water from wetlands and springs from this property is piped onto the property my parents own and my aunt and uncle Floyd Adams & Bettylee Adams (Burchak) own.

I oppose Fowler Creek Guest Ranch CU 23-00003 for potential damage it can cause to our family property.

Exhibits CU 23-00003 Sewer Treatment Plan & Domestic Water Plan

As I mentioned above our family property has senior water rights and a piped water system that originates from wetlands within CU 23-00003. Runoff from these wetlands also drain into Fowler Creek where my parents have senior water rights using water for irrigation and livestock purposes. I am very concerned that these water rights will be protected both in maintaining clean water and potential for decreasing the water table from usage within the proposed project. I find both descriptions for Sewage Treatment and Domestic Water Plan to be vague and provide little explanation how wetlands will be protected. Without extensive environmental studies and descriptive plans of use, I do not see how the County can approve a change of land use for this project.

Exhibit CU 23-00003 Traffic

I find it very concerning there will be a significant increase in traffic on Fowler Creek Road and especially oversized RV traffic. The Exhibit on traffic estimates up to 92 vehicle trips per day on Fowler Creek Road. I think tables estimating traffic type significantly underestimate 6 axle RV Configurations or larger. Any additional traffic on Fowler Creek road will be bad, but larger RV Configurations like 5th Wheel Trailers will have a significant impact on traffic safety. The intersection of Fowler Creek Road and West Side Road is a very dangerous corner with limited sight lines for RV Configurations to safely turn onto West Side Road. The first corner on Fowler Creek Road is a blind corner that will be significantly more dangerous with steady flow of large RV traffic. Simply put this is not a good road system for the proposed

project.

Exhibit Impact Noise on Surrounding Properties

I find the explanation within Exhibit to be lacking. I think a 200 person Party Barn Venue plus 30 RV sites will often be loud and infringe on neighboring properties rights to peaceful solitude. The Exhibit tries to explain how trees and hillsides will absorb sound which is very questionable. The Exhibit does not address noise from having 92 vehicles per day passing our property where pavement and open areas along Fowler Creek will not absorb sound. Exhibit does not address increased use of motorbikes, side by sides, four wheelers ect originating from CU 23-00003 all of which will have a negative impact on our right to have peaceful solitude.

Thank you for your time to consider my concerns.

Wally Burchak