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**Subject:** Not in Favor of CU-23-00003 Fowler Creek Guest Ranch – Guest Ranch  
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CU-23-00003 Fowler Creek Guest Ranch – Guest Ranch

Dear Sir,

I wish to respond to the proposed Fowler Guest Ranch (“Ranch”) I am not in support of it in any way shape or form. This is not a case of “not in my back yard” but it strongly goes against the Kittitas County Comprehensive Plan with regards to Rural Zoning Densities and allowable uses.

I read every exhibit and noticed that the writer uses the words “sustainable destination” “. The only thing sustainable will be the income the developer receives from this hodgepodge Guest Ranch/ RV Park.

In exhibit 1, the Narrative, the author states “The development will be designed to minimize its impact on the environment and surrounding properties and would include several features that promote sustainability”. There’s that buzz word sustainability without any substance. The best way to minimize impact would be to not build at all.

The writer of the Narrative, exhibit 1, says “The Ranch would be a welcome addition to the

area, reduce traffic and congestion in the Upper Kittitas County.....". Not one person is in favor of this "Ranch" that resides in the surrounding area.

The author of these exhibits has taken great care to insert language you want to hear to approve this conditional use permit but there is no finding in fact to support their conclusions.

When everyone of the home owners in and around this proposed "Ranch" purchased their land they reviewed the zoning, the topography, The trees and the potential views. I live less than an 1/8 mile for the proposed location. I chose my property for the quiet, calm, treed surroundings. I did not invest my life savings lightly nor did I choose to live near commercial property. I knew I would have adjacent neighbors but on their own acreages that would never sub dividable or have high population density.

This "Ranch" proposal will only benefit one person and that is the developer and his heirs. It will forever change my property value, and the enjoyment I glean when I sit out on the deck in the morning with a cup of coffee. I will only hear the noise and traffic generated by this development. I see this as a way to make something that is unbuildable, profitable in perpetuity. Fowler Creek Guest Ranch does nothing to preserve rural character or reduce density. It does the exact opposite.

#### WATER Exhibit 8

DOE (department of ecology) and I went round and round when I purchased my property. I was considered in the "Fowler Creek/Peterson Creek Water Basin" and as such, required a Fowler creek water right, of which there were none. I proposed reasonable alternatives, that were proposed by other developers and put in place but I was told that wouldn't happen for me. The "Ranch" sheds surface water directly into Peterson/Fowler Creek. A development of this size will have significant impact during rain events.

The building department requires a DOE budget neutral determination as the first page to a building application. The current well on the property services the house but even "Exempt Water Process"( exhibit 8) has limitations. DOE is very specific about water rights to build and the quantity available. To build other habitable structure on this development takes an act of congress but first you need additional water rights not just gallons to distribute as they please. The "Ranch" proposes drilling in the green and piping to the yellow, that will supply a second habitable structure in addition to the ranch house. DOE is pretty clear on this, one water right per dwelling not to mention how they intend to provide additional water for the dining, event center and commercial activities and let' not forget the future swimming pool.

They also discuss rainwater collection which is strictly prohibited in most areas of Washington, primarily due to concerns about the state's water supply and aquatic ecosystems. I went onto the county's website and opened the Compass site. I viewed the "Ranch" lands with the "Critical area aquifer recharge" overlay selected and discovered that the entire "Ranch" and Fowler Creek is located in the recharge area bringing forth a new set of regulations.

#### NOISE Exhibit 11

The guest ranch is located on the Southern edge of the collective parcels, not centrally located as described in exhibit 16. Noise traveling in a valley operates differently than stated. I can hear dogs bark acreages away, they want me to believe that the noise of 200 people, kids and dogs won't be heard beyond their property line. A close neighbor hosts a week long church retreat every summer. I assure you I hear the noise, laughter, squeals and songs. It is so clear that I make out the words and sing along. Once the development is Firewised – all the trees that the author states will dampen the sound will be gone and the whole valley will hear what is happening at the "Ranch"

#### TRAFFIC Exhibit 12

Lets start by saying Fowler Creek Road was a logging road back in the day. It is not a 2-lane road, it has blind corners, soft shoulders and was never constructed to handle large heavy traffic. A motor coach weighs in at approx 30,000 lbs. Trucks with travel trailers will have troubles negotiating the route without without encroaching into oncoming traffic at the tight corners, risking head on collision.

I live on Westside Rd and experience the weekend Sunday traffic jam as vehicles head Westbound, and won't even let me out of my own driveway. The author of this diatribe, has taken substantial liberties with the truth. Westbound traffic on the weekends is backed up for miles on Westside towards Cle Elum, now add the exodus from the "Ranch" will only add to the to the problem. Additionally, resident s further up Fowler will find it hard to get out.

Every person coming to the "Ranch" will make day trips in/out for shopping, site seeing, that's multiple trips unaccounted for. The intersection of Westside Rd/Fowler Creek Rd is a hairpin corner with a sharp decent from either direction on Westside. A truck towing a travel trailer is over 55' long and in winter conditions, would undoubtedly be a safety concern. The downhill traffic on Westside would be hard pressed to stop to avoid a collision. The "Ranch" only compounds what is already a hellish traffic situation.

## LIGHT Exhibit 14

The Guest Ranch wants to light the forested areas for recreational activities, Wildlife Habitat management and public safety. What recreational activities happen at night that require lighting? I have a porch light, down facing to illuminate my door. Now add RV lights, structure lights, path lights and vehicle lights and it becomes very noticeable. The once dark and peaceful valley is brilliantly illuminated and the stars are obscured and non existent. My neighbors garage light ,acres away, through trees provides a permanent nightlight within my house. They want to promote “stargazing”, (Exhibit 1 I ). but star gazing and lighting are mutually exclusive. This is just another contradiction in the plan.

I reviewed the definition of “Guest Ranch” in Kittitas County Code. It is woefully inadequate.

[17.08.270](#) Guest ranch or guest farm.

"Guest ranch or guest farm" means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced agricultural sales are allowed.

All other definitions ie group home, state the number of occupants. So I went looking at what other states’ definition as “Guest Ranch”.

Oregon:

- (a) Include not fewer than four nor more than 10 overnight guest lodging units; **and**
- (b) Not exceed a total of 12,000 square feet in floor area, not counting the floor area of a lodge that is dedicated to kitchen area, rest rooms, storage or other shared or common indoor space.

Montana:

(11) "Small establishment" means a guest ranch or an outfitting and guide facility offering accommodations to no more than 24 people on average a day. The average number of people a day is determined by dividing the total number of guests accommodated during the year by the total number of days that the establishment was open for the purpose of accommodating guests as a guest ranch or outfitting and guide facility during the year.

A guest ranch is not an RV park. RV parks are specifically zoned. R-5 and RV Parks do not overlap nor do they appear adjacent to each other in the Kittitas County Comprehensive Plan.

The following are designations taken directly out of the Kittitas County Comprehensive Plan. They are inserted below to show the intent and purpose of zoning.

#### Section 2.2.2 Allowed Zoning densities

“Rural Zoning is mandated by the GMA (Growth Management Act) to accomplish the following

- 1) Preserve Rural Character
- 2) Forces density to cities and UGA’s (Urban Growth areas) – to reduce sprawl
- 3) Decrease cost of Infrastructure
- 4) Protect Valuable resource lands – Mineral lands, forests and agriculture.

#### Rural Residential – Goals

PR-G16 Residential opportunity with rural character and a variety of densities outside of the UGA’s

PR-G17 Lower population densities

PR G-18 Less than 10 acres – have a common land use pattern

PR G-19 Permit siting increases generally without commercial activity.

This proposed guest ranch is a smaller Suncadia, which is a Master Planned Resort” (MPR) and as such should abide by the same stipulations.

PR-P65 RR-P65: A MPR will be planned and designed by looking at the entire site or area and adjacent lands and communities

RR-P66: A MPR should be designed in context with its surrounding environment, natural and man-made. A MPR should not adversely affect surrounding lands in any significant way.

RR-P102: Require that development or redevelopment harmonize with the rural character of

the surrounding areas.

The Board of Commissioners adopted Ord 2013-001, Feb 11 2013 which enacts several measures to ensure counties compliance with the rural character of the Growth Management Act.

I would like to thank you for the opportunity to submit my comments. There are so many things wrong with this proposal and I've run out of time. I didn't even address the fire issues arising from fire pits. I'll have to leave that for another day.

Kind regards,

Jeannie Wailes

10227 Westside Rd