

From: [MATTHEW STULL](#)
To: [Jamey Ayling](#); [CDS User](#)
Subject: Opposition to CU-23-00003 Fowler Creek Guest Ranch
Date: Thursday, October 19, 2023 11:52:09 AM

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.

Mr. Ayling and the CDS committee,

I would like to follow up my email dated 10/2/2023 with a further response about my opposition to CU-23-00003 Fowler Creek Guest Ranch. I am extremely concerned with the push to evaluate this matter without regard to the current code requirements from our county. Although I think this application should be denied for inappropriate use of the land, I am particularly bothered with the fact that this is not being evaluated for the impact to the environment and the traffic impacts to neighboring communities such as mine. I own a home in the Granite Creek Development, and I am concerned about these issues, as I bought over in my area for the rural community environment, and I was not expecting a commercial use of a section of property right next to me. The lack of review and investigation seems to violate Kittitas County Code 17.08.270.

The application as submitted seems riddled with errors about the area, as I am hard pressed to find any adjacent roads called "Granite Creek Road" or "Granite Road". The only access is through Fowler Creek and FSR 4517. My community is responsible for the maintenance of FS4517, and it does not seem consistent with our rights for us to bare the burden of this road based on your approval for this "Guest Ranch". It could cause a negative impact on my home price, if I choose to sell, based on this project being approved.

I do want to add that it troubles me that the person responsible for our development is a member of the board reviewing this matter. Pat Deneen is actively involved in this request, so he nor anyone with a business relationship to him, should be allowed to participate with the decision process. My County needs to be transparent and above reproach. We do not want a perception of a conflict of interest.

I love this area, and I am proud to be a part of it. I know it will change over time, but it must be managed appropriately, and handled to the benefit of all who live here.

Thank you for reading this email, and considering the above things. I am and will remain in opposition to this development.

Matthew Stull