

From: [CDS User](#)
To: [Jamey Ayling](#)
Subject: FW: Fowler Creek Guest Ranch (CU-23-00003)
Date: Thursday, October 19, 2023 4:40:57 PM

Carlie Peebles

Plans Examiner
Kittitas County Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926
(P) 509-962-7506
carlie.peebles.cd@co.kittitas.wa.us

To schedule inspections:

<https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status:

<https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads:

<https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

If this is about a Public Records Act request, please go to

<http://www.co.kittitas.wa.us/request/default.aspx>

and fill out a request for public records through the GovQA portal.

From: Melissa Baca <mbaca056@gmail.com>
Sent: Sunday, October 15, 2023 4:14 AM
To: CDS User <cds@co.kittitas.wa.us>
Subject: Fowler Creek Guest Ranch (CU-23-00003)

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Date: 10/15/2023
To: Kittitas County Community Development Services
411 Ruby St. Suite 2
Ellensburg, WA 98926

To Whom it May Concern,

My name is Melissa Baca and I live at 911 Forest Service Road 4517. I am submitting this notice of opposition for consideration on behalf of myself and Craig McAfee who also lives at 911 Forest Service Road 4517.

It is our belief that the proposal as written under CU-23-00003 is:

- Non Compatible with Kittitas County Code, **KCC 17.08.270**
- A threat to fire safety in our community
- Will increase the traffic and noise in the area

Craig and I purchased our home in the area 16 months ago and just recently became permanent residents in August 2023. We wanted to move away from the city and enjoy the peace and quiet of living in a rural area brings, such as enjoying the quiet surroundings, nature, wildlife and the natural beauty of living in the Cascades. Our property does not directly border the area designated for Fowler Creek Guest Ranch, but is an adjacent property to one that does border this area. As such, we feel we will be negatively impacted by this development for the above listed reasons and feel that critical information and substantive reports have not been provided with the application of Fowler Creek Guest Ranch. We request the application should not move forward with a SEPA determination to the hearing examiner until missing information has been supplied.

Not Compatible with Kittitas County Code, **KCC 17.08.270**

On the basis of the application, it should be denied as the proposed use does not fit the criteria of the Conditional Use Permit. In the code, there is an exclusion of certain kinds of uses (auctions, etc) which may raise the question of whether the barn events would be consistent with the nature of what is allowed to occur. The store and rental facilities do not appear to be consistent with the definition. The prevalence of 'agricultural sales' alludes to the original intention of the definition for enhanced agricultural use - which an RV park for ORV is not.

Fire Safety

Fowler Road is a single point of egress for our community and a pinch point in the event of a fire. Adding RV spots and cabin rentals not only increases the number of evacuees, that puts lives in danger in the event of a fire, but also increases the chances of a fire in the area by introducing short term use by people with no vested interest in the area and potentially limited understanding and concern of fire safety and prevention. I have either lived in the mountains or owned mountain property for part time use most my life in Colorado and as such have been part of mandatory evacuations due to forest fire. For those that are seasoned, aware and "used" to such events it is chaotic at best and we know that sometimes the difference in getting out can be the matter of minutes. I've driven on a road with fire on each side, sun stamped out by smoke and glowing orange all around and hoping the wind doesn't shift and create a situation in which you cannot get out. I have also seen innocent people's lives destroyed by fire, because a day use camper was irresponsible with a cigarette butt, or thought they had put their fire out completely. We ask that you consider this serious risk to those of us that live in the Granite Creek Community and surrounding areas when considering the proposal for Fowler Creek Guest Ranch.

Noise/Light Pollution and Traffic

A thorough analysis was not performed as to actual noise and light pollution that would be incurred by Fowler Creek Guest Ranch, rather high level statements were made in regards to mitigating factors such as trees blocking any noise. Trees are not considered an adequate noise barrier which is backed by forest service studies. This summer there were a series of weekends where concerts were held miles away from us and although miles away we could hear the music and make out the lyrics to the songs being sung during these events. If miles of vegetation and trees doesn't damper the noise, the noise from similar events that would occur at Fowler Creek Guest Ranch such as (weddings, etc.) would not be mitigated by only an acre or so of trees. As such, we request a formal analysis be performed for noise generated by Fowler Creek Guest ranch and additionally request a similar analysis be performed on impact of birds, and animals in the area as a result of increased light pollution that will result due to this proposed use of this area. We also ask that a formal traffic analysis be performed by a traffic engineer. We feel data provided in the proposal are flawed in that the analysis was not performed during peak times, did not consider the increase in trucks pulling RVs, toy haulers and the increase of ORVs on Fowler Rd, FSR 4517 and West Side Rds. Additionally, events with up to 200 people as described in the proposal will significantly increase the traffic along these roads.

We ask that you consider the points above as you evaluate the proposal as written under CU-23-00003 and again ask that the application should not move forward with a SEPA determination to the hearing examiner until missing information has been supplied.

Sincerely,
Craig McAfee and Melissa Baca

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