

From: [WALLY BURCHAK](#)
To: [Jamey Ayling](#)
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Subject: Re: CU-23-00003 Fowler Creek Guest Ranch - Notice of Revised Application
Date: Thursday, June 27, 2024 2:41:55 PM

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Jamey Ayling and Concerned Parties,

The obvious hot button topic Fowler Creek Trails, LLC are trying to avoid is environmental impact from building on or near wetlands. I am not convinced that eliminating Rental Cabins and Residential Habitats mitigates environmental impact. Vast majority of that property drains into the wetlands. I can remember as a young boy my grandfather getting the bailer stuck in July trying to bail hay adjacent to the wetlands. This property was wet 9 months of the year and was not good farm ground because of this. It was late summer and fall before the ground dried out. An environmental impact study needs to be completed on property to ensure runoff from proposed development does not make it's way into wetlands. I suspect a study will show that it does. Anyone having water rights downstream can be affected by this development. Our family has water rights from wetlands but I am also referring to State and Tribal fisheries. I grew up fishing Fowler Creek as a kid and would not be happy to see Kittitas County approve an application without an environmental impact study. I fear owners are trying to do things on cheap which often results in expensive litigation years later after impact is realized.

I am also not convinced that elimination of Rental Cabins and Residential Habitats has much effect on Traffic concerns. This is a small portion of original proposed traffic and primarily just passenger vehicles. My concern is with large RV's traveling on Fowler Creek Road with two bad blind corners, specifically the first corner after West Side Road and Fowler Creek

Road junction and corner prior to the proposed access point. I think Kittitas County needs to review accident history over the last 20 years on the corner where West Side Road and Fowler Creek meet. There have been a number of bad accidents on this corner due to poor sight line, speed and weather conditions. This is all prior to significant increase in traffic volume from large RV's and 200 plus Party Barn attendees. Kittitas County needs to require a thorough traffic study incorporating increased traffic flow, road conditions and accident history.

I also do not see how reducing rental home sites does much to reduce concerns outlined in my first email on noise pollution.

I believe this proposed project has potential to haunt Kittitas County Community Development Services and neighboring landowners if not thoroughly vetted. Anyone can write a proposal and avoid costly impact studies. We will all pay for this in future if these issues are not addressed prior to approval.

Thank you for your time and consideration of my concerns.

Wally Burchak

On Thu, Jun 27, 2024 at 11:23 AM Jamey Ayling <jamey.ayling@co.kittitas.wa.us> wrote:

Good Morning, Fowler Creek Guest Ranch has reduced the size of the initial project and made additional alterations to the proposal in response to the comments received from the initial extended comment period. CDS received a request for an additional comment period to respond to the alterations and we have decided to send the project back out for notice. The requestors asked for a 60 day comment period however, nowhere in County Code is there a provision for a 60 day comment period. KCC 15A.03.060 (f) states "A statement of the public comment period, which shall be not less than 14 nor more than 30 days following the date of the notice of application." The notice of revised application is attached and includes a 30 day comment period that will end on July 26, 2024 at 5:00 pm.

Jamey Ayling

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