

From: [Lindsay Hasz](#)
To: [Jamey Ayling](#)
Subject: Adjacent Property Review Document
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July 26, 2024

Sent via Email Only (cds@co.kittitas.wa.us; jamey.ayling@co.kittitas.wa.us)

Kittitas County Community Development Services

Attn: Jamey Ayling, Staff Planner & Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926

RE: Fowler Creek Guest Ranch (CU-23-00003) Applicant: Fowler Creek Trails, LLC (Owner)

"Exhibit 16 - Property Review" as submitted for CU-23-00003 claims to "...assess the potential impact of the proposed Fowler Creek Guest Ranch project on neighboring properties" but contains gaps in detail and is inconsistent with the larger project proposal.

We would like to call attention to these items in the context of related documents "Exhibit 7a - Noise Management Statement" and "Exhibit 14 - Off-Road Vehicle Statement".

Exhibit 7a states that "The proposed Fowler Creek Guest Ranch project is nestled within the southwest area of an 84.3-acre property". The southwest area of the proposed property directly borders multiple residential homes in the Granite Creek neighborhood. Sound and noise originating from this planned development will be localized to these bordering properties and impact their usage. A revised proposal from June 2024 suggests a reduction in the size of the Proposed Guest ranch but continues to include all adjacent parcels to the Granite Creek Neighborhood, in essence further concentrating the noise and congestion in proximity to these residences while simultaneously leaving additional property open to further development.

Exhibit 16 indicates that the closest occupied building is 199' from the Guest Ranch emergency exit. Per the provided documents, the RV sites will be placed adjacent to this emergency exit, directly outside of the bordering properties indicated above. A ~20' planted sound buffer is suggested as a noise mitigant, but a US Forest Service study (see Appendix 2) showed that even wide and dense vegetative buffers only reduce noise volumes by 3-5db, and that any light visibility in the buffer will provide no appreciable noise reduction. A solid structure such as a wall or earthen berm at the origination of the noise will only serve to reduce perceived noise by a maximum of 10db. At present there are one or more dogs located at the house identified in the center of the proposed project and their barking can clearly be heard throughout the outdoor and indoor spaces on properties 17436 (Hasz) and 17437(Podobnik). For reference, a dog's bark is generally between 80 and 90db. See Appendix 4.

Exhibit 7a and 17 make provision for a summer trail system along the property border, and winter snowmobile usage "...will be permitted within a designated area in the southwest portion of Fowler Creek Guest Ranch". Snowmobiles generate between 74 and 95 dB of general noise at standard operating levels. See Appendix 3. This, in addition to the year-round use of RVs with generators (see Appendix 1) will result in multiple sources of noise at or above the 55db threshold for annoyance as set by the US EPA. See Appendix 4.

As a final note, the revised proposal indicated in the "Notice of Revised Application June 24, 2024" document shows a reduced conditional use footprint, but there has been no change to any other documents in the proposal, including the above-mentioned trails and snowmobile areas. Further, all mitigation documents leave open the option for future development and reinstatement of all original uses at the applicant's desire.

Appendix:

1. RV Generator Noise

Levels: <https://www.fs.usda.gov/t-d/pubs/pdfimage/92231301.pdf>

2. Using Agroforestry to Buffer

Noise: <https://www.fs.usda.gov/nac/assets/documents/agroforestrynotes/and2w05.pdf> 3. Noise Exposure of Recreational

Snowmobilers: <https://digscholarship.unco.edu/cgi/viewcontent.cgi?article=1002&context=capstones>

4. Adams County Animal Shelter Sound

Study: https://www.adcgov.org/sites/default/files/27%202017%20ACAS_Sound%20Study.pdf

5. EPA Identifies Noise Levels Affecting Health and

Welfare: <https://www.epa.gov/archive/epa/aboutepa/epa-identifies-noise-levels-affecting-health-and-welfare.html>



