

Lee and Karen Bates  
3120 McManamy Rd  
Ellensburg, WA 98926

Jeff Watson, Planner  
Kittitas Community Services Development  
411 N. Ruby Suite 2  
Ellensburg, WA 98926

**Re: Carlson CUP 13-00005**

Dear Mr. Watson,

Mr. Carlson is still in the process of applying for a Conditional Use Permit (CUP). We want to again inform you that we are adamantly opposed to the approval of such a CUP as it would have a significant negative impact on us. Commercial use of the easement to access Carlson's property is unsafe, a misuse of the purpose and intent of the easement and puts us and our animals in harms way.

**IF** the CUP were to be granted, we propose that the following conditions be required:

1. Mr. Carlson purchase our 9 acre parcel #20221 (6.3 acres with an additional 3 acres as our share of the DRY FLY MEADOWS LLC.) The purchase of the parcel would allow for the relocation of the access to the Carlson property for his business. The relocation would allow for a less invasive and safer access for launching.
2. Gravel, with farm rock, the entire length of the easement twice yearly.
3. Limit of 4 launches a day (equal to 16 vehicle/boat trips, in and out past our home.)
4. Develop and implement a reservation system so **only allowed number of vehicle/boat trips**, (CUP allotment) use the easement per day and further, provide to the county for their approval, documentation of such system, and prior to the CUP being granted.
5. Hours of operation: no entrance prior to 8:00 a.m. and no exit after 8:00 p.m.
6. Posted professional road signs:
  - **5 MPH MAX**
  - **PRIVATE PROPERTY BE RESPECTFUL**
  - **YEILD TO PROPERTY OWNERS AND THEIR ANIMALS**
7. All conditions attached to the CUP must be monitored and supervised by Mr. Carlson.
8. A plan outlining how Mr. Carlson will monitor daily operation hours, adherence to speed limits and daily use limits must be filed and approved by the county and prior to the CUP being granted.
9. All conditions must be clearly communicated to the fishing community.
10. A plan outlining this communication process will be provided to the county for their approval and prior to the CUP being granted.