
Subject: ISR meeting response

Attachments: ISR response letter.doc

From: Lee Webster [mailto:brewstermayor@verizon.net]

Sent: Monday, November 17, 2008 8:50 AM

To: Scott Kreiter

Subject: ISR meeting response

Scott,

Here is the letter addressed to you. I would appreciate it if you would forward it to FERC.

Thank you,

Lee

Scott,

After the ISR Meeting last week, I need to ask you to consider how some local developments will affect the latest report as well as the relicensing as a whole. I received an "ok" this morning to go ahead and talk about one of them. I have known about this development for a while but have not been able to talk about it in order to respect the developer's wishes. Here is a website to mill around a bit in, which is obviously public:

http://118132.yourwebsite.cc/index.php?page_id=304

Please read carefully the section on Ranch Vision. Here's a cut and paste:

"Ranch Vision

The vision for Gamble Ranch Resort is to offer an intimate yet expansive **residential opportunity with an abundance of outdoor activities**. Community buildings and home sites will be clustered with plenty of open space in between. **An interconnected trail system will provide access to community areas in addition to recreational activities**. This high desert environment will complement the rustic western feel of the ranch while generously sized home sites will afford privacy and unparalleled views.



Golf. Now under construction, this magnificent 18-hole golf course, along with a driving range and practice center, will be the centerpiece of the resort. The course will be a championship design, and will be semi-private. Members will be given priority with respect to all prime time tee times. **Initial plans include a second, private course** with a completely different feel of topography and surroundings. With spectacular views of the Columbia River and territorial mountain views the exclusive second course will be built with the golf enthusiast and purist in mind.

Club Structure. Gamble Ranch will be a resort club community, where basic sports memberships are included with all real estate purchases. Buyers will be given the option to upgrade to a full golf and sports membership. Both sports memberships and golf/sports memberships will require monthly dues, based on the number of lots and homes.

Village. **At the core of the resort will be the main lodge with a restaurant, spa, fitness facility including indoor pool, resort rooms, antique museum, gaming rooms and kids club.** The golf clubhouse will be separate from the main lodge but within close proximity of village amenities."

I put in bold a couple of key items, the rest are quotes from the website.

This main Ranch will include between 700 and 900 residences! Another 30 has been approved by the City at Plaza Point. I am assuming many more will follow at the second golf course.

The main entrance to the Ranch is approximately 1/4 mile from the water and even closer to project boundaries. One portion of the development is Plaza Point, which actually sits alongside the reservoir. Construction is under way of the first course itself, with two holes complete now. The course and views are spectacular! I would be remiss to not include another development in the area:
<http://www.tacomalandcompany.com/silver-spur.html>

The main entrance to Silver Spur is within a mile to the reservoir and this development includes property that is much closer to project boundaries. I understand that a fairly large portion of these parcels have been sold and the main entrance, a clubhouse, as well as a show home is complete.

While the rest of the country is on a housing slump, we have been fairly well insulated here, with property and home values increasing tremendously over the last two years. I can tell you that the assessed valuation of my own home has increased somewhere in the neighborhood of 70% the last two years.

The mind goes wild with the possibilities: tying these developments into trails, wildlife viewing opportunities and access to the reservoir. The types of folks that will be purchasing residences here will be the same type that is attracted to (and has the money for toys to enjoy) the recreational opportunities here in this area. **The impact to the existing facilities MUST be considered.** I have been disappointed thus far with the projected increase in recreationists coming into this area. I have lived here nearly my entire life and have seen an almost unbelievable increase in the number of people coming to hunt, fish, and otherwise enjoy the recreational opportunities we have here. I don't feel that the forecasts accurately describe what is going on here. Granted, I liked having the solitude we had previously. Nevertheless, we have been

"discovered" and these folks are coming. It would be nice to have the facilities to accommodate them.

Thank you for taking the time.

Sincerely,

Lee Webster, Mayor
City of Brewster