

EXHIBIT 1
FOWLER CREEK GUEST RANCH
NARRATIVE

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Kittitas County CDS

The Kittitas County Conditional Use Application requires the following: Narrative project description (include as attachment): Please include at a minimum the following information in your description: describe project size(i), location(ii), description of water system(iii), sewage disposal(iv) and all qualitative features of the proposal(v); include every element of the proposal in the description(vi).

Fowler Creek Guest Ranch is a proposed project that is being planned and permitted through the conditional use permit process as allowed for in KCC 17.60A and as provided for in KCC 17.30A R-5 Rural Residential zone. The purpose of the Fowler Creek Guest Ranch Conditional Use Permit is to provide a location for the purpose of vacationing, recreation, family gatherings, bed and breakfast facilities, celebrations, lodging, weddings, recreational vehicle camping (parking), camping, events, and similar pursuits.

The Fowler Creek Guest Ranch is a proposed development to be located at 981 Fowler Creek Road, Cle Elum, Washington (See Exhibit 5 – Vicinity Map).

The proposed guest ranch would provide a unique and sustainable destination with wetland and wetland buffer protection allowing for outdoor recreation and tourism. The guest ranch will be located on an 84.3-acre plot of land (See Exhibit 4 – Legal Description) of largely undeveloped property that is currently home to a variety of land uses including but not limited to pastures for horses, wildlife areas, meadows, wetlands, forested areas, and one private residence.

As the vacationing population grows, the Upper Kittitas County currently has a need for more recreational areas and recreational lodging facilities, especially during the summer months when recreational activity is at its highest. Fowler Creek Guest Ranch will offer a variety of rentable lodging, including 30 recreational vehicle parking spots, ten short-term rentable cabins, a bed and breakfast with five rentable rooms, a large barn used

for gathering and/or events, and a ranch house available for private rent. It is possible that “residential habitats”, tree houses or viewing platforms, may be constructed around the wetlands for overnight lodging to allow guests to view the wildlife and natural scenery. This designation of recreational land and temporary lodging would foster the safety and welfare of vacationers traveling through the county as well as residents who live and work in the area.

The development will be designed to minimize its impact on the environment and surrounding properties and would include several features that promote sustainability.

One of the most important features of the Fowler Creek Guest Ranch is its commitment to preserving the wetlands. The ranch is located in a watershed that is home to a number of important wetlands. These wetlands provide a variety of benefits, including water purification, stormwater retention, and wildlife habitat. Fowler Creek Guest Ranch will work to protect these wetlands by developing a sustainable management plan that would minimize its impact on the water quality and wildlife habitat. For more information on wetlands within the property, see Exhibit 3 – Identified Wetlands.

Another important feature of the proposed Fowler Creek Guest Ranch is its commitment to eliminating motorized wheeled recreational vehicles within the boundaries of the ranch. Motorized recreation vehicles can have a significant impact on the environment and can damage sensitive habitats. The ranch will prohibit the use of motorized wheeled recreational vehicles within its property, except for a trail that leads to Forest Service Road 4517, which would help to protect the environment and ensure that the ranch is a quiet and peaceful place for visitors to enjoy. Machinery would be allowed for maintenance. Snowmobiles will be allowed within the boundaries of the proposed guest ranch in designated areas outside of the identified wetlands.

The Fowler Creek Guest Ranch would be a sustainable and environmentally friendly destination that would provide a unique and enjoyable experience for visitors. The Guest Ranch is being designed as a full-service experience which will reduce the need for guests to venture outside of the boundaries of the guest ranch for recreation thus reducing the vehicular trips generated on public roads. The ranch will be designed to

minimize its impact on the environment and would include several features that would promote sustainability. The ranch would be a welcome addition to the area, reduce traffic and tourist congestion in Upper Kittitas County, and provide a new and exciting place for people to enjoy the outdoors.

Sustainability Features: The Fowler Creek Guest Ranch will implement sustainability into its design wherever possible. In specific areas, the ranch will use renewable energy sources, such as solar power, to generate electricity. The ranch will also use water conservation measures where allowed, such as rainwater harvesting and greywater recycling, to reduce its water consumption. Lastly, the ranch will compost food waste and use it to fertilize gardens.

Environmental Education: The Fowler Creek Guest Ranch will offer educational courses and activities discussing the environment and sustainable practices, such as nature walks, bird watching tours, and composting workshops. The ranch will also create a website promoting the sustainability of the ranch and have an on-site library and resource center where people can learn more about Fowler Creek and its environment. Guided educational hiking tours up the Little Creek and Big Creek valleys may be provided as well.

Outdoor Activities at the Fowler Creek Guest Ranch: The Fowler Creek Guest Ranch is a beautiful and secluded property located in the heart of the Cascade Mountain Range. The ranch offers a variety of outdoor activities for guests to enjoy, including:

- a) Hiking: Within its boundaries, the guest ranch will build and maintain trails that wind through the forested areas, meadows, pastures, and in and around the wetlands and their associated buffers. In addition, the ranch is surrounded by miles of hiking trails within the lands of the U.S. Forest Service. Users can choose from a variety of trails to suit their fitness level and interests.*
- b) Bike and E-Bike Riding: The ranch also has several biking trails that wind through the property with many miles of biking trails adjacent to the property*

within the Wenatchee National Forest. Bikes would be available for rent from the ranch.

- c) Swimming: The ranch may have a swimming pool where guests can cool off on a hot day.*
- d) Barbeque: Guests can enjoy a barbecue dinner cooked over an open fire (wood or propane). The either the guests or the ranch may provide the grill and the food.*
- e) Storytelling: Guests will have the chance to listen to tall tales and western legends told by the ranch's staff.*
- f) Wildlife Watching: The ranch is in an area with abundant wildlife, so guests may be able to see birds, deer, elk, bears, coyotes, and other animals depending on the season. The guest ranch will build multiple viewing areas that are constructed in such a manner as to not disturb the wildlife while providing views of the natural habitat.*
- g) Bird Watching: Bird watching would be a popular activity at the ranch. Guests may be able to see a variety of birds, including hawks, eagles, owls, and songbirds. The guest ranch may build multiple viewing areas that are constructed in such a manner as to not disturb the wildlife or critical areas while providing views of the natural habitat.*
- h) Nature Photography: The ranch is a great place to take nature photographs. Guests can capture stunning images of the scenery, wildlife, and plants.*
- i) Stargazing: The ranch is in an area with dark skies, which makes it ideal for stargazing. Guests can use the ranch's telescopes to view the stars and planets.*
- j) Geocaching: Geocaching is a fun outdoor activity that involves finding hidden containers using GPS coordinates. The ranch will offer a variety of geocaching challenges for guests to try.*

- k) *Campfires: Campfires are a great way to relax and enjoy the outdoors. There will be preassigned areas for campfires. Campfires will not be allowed during periods of time with high fire danger.*
- l) *Residential Habitats: Tree houses or viewing platforms may be constructed around the wetlands to provide an overnight experience for guests. For more information, see Exhibit 15 – Residential Habitats.*

Phasing Plan and Development Period: See Exhibit 2 – Phasing Plan

Buildings and Recreational Facilities: See Exhibit 7 – Buildings and Recreational Facilities

Domestic Water: See Exhibit 8 – Domestic Water Plan and Options

Sewage and Solid Waste: See Exhibit 9 – Sewage Treatment Plan

Qualitative Features: See Exhibit 22 – Qualitative Features

In conclusion, the proposed Fowler Creek Guest Ranch would be a desirable and sustainable development located in Upper Kittitas County. The guest ranch would provide a unique and enjoyable experience for visitors including recreational activities such as hiking, biking, swimming, wildlife watching, and educational programs on sustainable practices. The proposed development is located on a largely undeveloped 84.3-acre plot of land that currently includes wetlands, pastures for horses, wildlife areas, meadows, forested areas, and one private residence, and is being planned and permitted through the conditional use permit process as demonstrated through the entirety of this application. The guest ranch would help address the need for more recreational areas and lodging facilities in Upper Kittitas County. The proposed guest ranch is committed to minimizing its impact on the environment and surrounding properties with features such as wetland protection and the elimination of motorized wheeled recreational vehicles. The development will implement sustainability features, such as renewable energy sources, water conservation measures, and composting. Overall, the Fowler Creek Guest Ranch would be a welcome addition to the area and

has something to offer everyone while reducing traffic and tourist congestion, providing a new and exciting place for people to enjoy the outdoors, and promoting sustainable practices and environmental education.