

FOWLER CREEK GUEST RANCH

EXHIBIT 2

MITIGATED NARRATIVE

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 was originally submitted to Kittitas County Community Development Services through the conditional use permit process as allowed for in KCC 17.60A and as provided for in KCC 17.30A Rural-5 zone. Since the initial proposal, a number of comments were submitted to CDS. This overview details the suggested mitigations that has been drafted in response to these comments.

The purpose of the mitigated Fowler Creek Guest Ranch Conditional Use Permit is to provide a location for the purpose of vacationing, recreation, lodging, bed and breakfast facilities, recreational vehicle camping facilities, short-term residential lodging, retail sales, family gatherings, small-scale events such as weddings, and similar pursuits.

Fowler Creek Guest Ranch is a proposed development to be located at 981 Fowler Creek Road, Cle Elum, Washington. This project will be located on 84.3 acres 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.

Mitigations to Original Proposal: *In response to comments from community members, state agencies, and county officials, specific mitigations have been made to the original proposed plan and are detailed below:*

Elimination of Rental Cabins: The ten short-term cabin rentals will no longer be part of the proposal. This will mitigate several aspects of potential impact including additional construction, traffic concerns, water and sewer usage, light pollution, noise impact, and added guests that would otherwise be lodging overnight.

Residential Habitats: The five residential habitats planned to be constructed within the wetlands, wetland investigation areas (buffers), and open spaces are also planned to be removed. This will reduce the amount of impact on these critical areas of the guest ranch, as well as decrease firewising needs and lessen fire concerns.

Secondary Access Point: The southern entrance on Forest Service Road 4517 is now planned to be a gated emergency access road only. This will alleviate the traffic impact of those living on the southern side of the development, decrease the impact on the surrounding environment, and still give access to emergency services.

Quiet Hours: To ensure alignment with Kittitas County Code Chapter 9.45, the designated 'quiet hours' have been adjusted to span from 10:00 p.m. to 8:00 a.m. This adjustment addresses noise-related concerns and potential additional activity during the hours from 10:00 p.m. to 12:00 a.m.

Fire Pits: Personal fire pits have been removed from the plan due to fire safety concerns and replaced with community fire pits that will be closely managed and monitored to lessen potential fire impact on the natural environment and nearby wildlife. These community fire pits will be designed with input from Fire District 7.

After the elimination of certain facilities, Fowler Creek Guest Ranch will now offer 30 recreational vehicle parking spots, a bed and breakfast with five rentable rooms and en suite bathrooms, the Ranch House available for short-term residential rentals, and a

large barn currently referred to as the Ranch Barn used for gathering and/or events such as weddings. This designation of recreational land and temporary lodging would foster the safety and welfare of vacationers traveling through the county.

One of the primary features of the guest ranch is the series of wetlands located within the center of the property. Based on concerns regarding the use of and potential impact on these wetlands, the applicant has now planned more wetland and wetland buffer protection than the original plan in conjunction with the Department of Ecology and the Department of Fish and Wildlife. There will be a fence added along the border of the western wetland, allowing for outdoor recreation and tourism. Moreover, the official Code of Conduct in Exhibit 6 details specific rules and regulations pertaining to the use of this area. As allowed by the Critical Areas Ordinance Kittitas County Code 17A, only passive, low-grade recreation will be allowed.

Off-road vehicle use is still prohibited on guest ranch property. Snowmobile use will be allowed during select times of the winter season. See the Off-Road Vehicle Plan in Exhibit 14 for more information. Non-guests are prohibited from parking on site, with the exception of Ranch Barn event parking, which will require non-guests to provide a day pass upon entry.

Noise and light concerns were mentioned in comments regarding the proposed project. In response, noise control and light pollution mitigation statements have been attached to this submission in Exhibit 7 and Exhibit 8. The information in Exhibit 8 will guide the lighting development in accordance with the Dark Skies initiative.

The proposed Water Management Plan in Exhibit 9 has been created in collaboration with the Kittitas County Public Works Water Resources Department. This includes a restrictive covenant that provides a directive on the usage and development of water for the proposed guest ranch.

The proposed Sewage Management Plan in Exhibit 10 has been created in collaboration with the Kittitas County Public Health Department.

The proposed Fire Management Plan in Exhibit 11 has been created in collaboration with Kittitas County Fire District 7 and the Fire Marshal.

This mitigated plan has been drafted in response to the submitted comments received by Kittitas County Community Development Services. The applicant has met with all county and state departments that responded to the original proposal. The letters detailing these meetings are attached in this proposal in Exhibit 19. The purpose of this development is to host a quiet, peaceful environment for travelers to find respite. Through these mitigation strategies, the applicant hopes to create a better vision of the low-impact recreational retreat center that this project is meant to be. The proposed Fowler Creek Guest Ranch project is designed to have little negative impact on and foster positive interactions with the environment, guests, employees, surrounding community, and Kittitas County as a whole.