

SURROUNDING PROPERTY REVIEW

Parcel 11488 is adjacent to and north of the proposed guest ranch. The parcel is 19.04 acres in size and is accessed from Zrebiec Road. Kittitas County records show the property is zoned as Rural 5 and is vacant and undeveloped.

Possible Effects on the Current Land Use: There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....1482
2. Approximate distance from West Entrance in feet....1049
3. Approximate distance from North Activities in feet....1484
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel.
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel.

This parcel is a part of the Steve Ford Trust, which includes parcels 217236, 485436, and 956579. Parcel 11488 shares a border with the west side of the proposed guest ranch. The property is uninhabited and is a heavily forested area. Because of this and the distance from the center of the guest ranch, noise and light from the proposed guest ranch will likely not affect the parcel at a significant rate. The dense forest and limited access only through Zrebiec Road also greatly reduce privacy and traffic concerns as well as any conflict with construction when it is underway. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 12381 is south of the proposed guest ranch. The parcel is 18.85 acres in size and is accessed from Granite Creek Road. Kittitas County records show the property is zoned as Rural 5 with no building development. The parcel is mostly forested.

Possible Effects on the Current Land Use: The parcel continues to stand unused and undeveloped. The guest ranch will create additional traffic on Granite Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property. The parcel is also mostly forested.

1. Approximate distance from East Entrance in feet....1350
2. Approximate distance from West Entrance in feet....697.7
3. Access from Fowler Creek Road: No
4. Access from Granite Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel, which shares the same owner as parcel 795434, is undeveloped and heavily forested. The property sits on a hill that is above the proposed Fowler Creek Guest Ranch, which creates a natural barrier and will minimize any possible noise and light pollution. This property does not have a driveway and, thus, will not experience any conflict with traffic or construction. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 12384 is not adjacent to and lays southwest of the proposed guest ranch. The parcel is 3.67 acres in size and is accessed from Polaris Drive. Kittitas County records show the property is zoned as Rural 5 with \$587,840 in taxable improvements.

Possible Effects on the Current Land Use: This property has a single-family home located on it. The guest ranch will create additional traffic on Fowler Creek Road and Granite Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....1858.2
2. Approximate distance from West Entrance in feet....1004
3. Approximate distance from North Activities in feet....1722.1
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. Access from Polaris Drive: Yes
8. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel.
9. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel.

This parcel is south of Fowler Creek Road. There is one single-family home, accessed off Polaris Drive, a private road, so the owners will likely experience very little conflict with traffic or construction. The property is heavily forested and sits on a hill that is above the proposed Fowler Creek Guest Ranch. The property is separated from the proposed guest ranch by forested land. These elements create a natural barrier that will minimize the majority of possible noise and light pollution to this parcel. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 17436 is adjacent to and south of the proposed guest ranch. The parcel is 3.01 acres in size and is accessed from Granite Creek Road. Kittitas County records show the property is zoned as Rural 5 with \$314,070 in taxable improvements. This residence is used as a second recreational residence and is not used on a full-time basis.

Possible Effects on the Current Land Use: This property has a single-family recreational home located on it. The guest ranch will create more traffic on Granite Creek Road, but the level of service will not be increased by the proposed guest ranch.

1. Approximate distance from East Entrance in feet....1423.6
2. Approximate distance from West Entrance in feet....433.9
3. Access from Fowler Creek Road: No
4. Access from Granite Creek Road: Yes
5. Access from Zrebiec Road: No
6. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel.
7. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel.

This parcel is on the southwest border of the proposed use. There is an existing easement across this property that will create the Granite Creek Road entrance into the proposed guest ranch. This easement was established prior to the construction of the single-family residence. There is a walking trail that abuts the northern boundary of this parcel. For the privacy of the owners of this parcel, who have a single-family recreation home on the property, fir trees will be planted along the easement boundary line immediately upon approval of this conditional use permit, or as soon thereafter as possible. There is an existing tree berm which gives the owners additional privacy from the proposed guest ranch. Any noise and light will be minimized from the forest between the residence and the guest ranch. Traffic from construction and operation may increase activity on Granite Creek Road as there is a separate driveway that accesses the residence. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 17437 is east of the proposed guest ranch. The parcel is 3 acres in size and is accessed from Granite Creek Road. Kittitas County records show the property is zoned as Rural 5 with \$414,400 in taxable improvements.

Possible Effects on the Current Land Use: This property has a single-family home located on it. The guest ranch will create additional traffic on Granite Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....1748.7
2. Approximate distance from West Entrance in feet....761.5
3. Approximate distance from North Activities in feet....1388.2
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: Yes
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is on the southwest corner of the proposed use. There are two structures on the property inhabited by the owner. There is a walking trail that abuts its boundary line. However, there is forest land between this parcel and the proposed guest ranch which gives the owners additional privacy from the proposed guest ranch. Any noise and light will be minimized from the distance and standing forest. Traffic from construction and operation may increase activity on the roads but, as the primary entrance will be off Fowler Creek Road, its flow will be redirected so the owners will not be as affected. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 17459 is east of the proposed guest ranch. The parcel is 3 acres in size and is accessed from Fowler Creek Road. Kittitas County records show the property is zoned as Rural 5 with \$319,030 in taxable improvements.

Possible Effects on the Current Land Use: This property has a single-family home located on it. The guest ranch will create more traffic on Granite Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....1928.1
2. Approximate distance from West Entrance in feet....934.5
3. Approximate distance from North Activities in feet....1479
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: Yes
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is located on Granite Creek Road southwest of the Granite Creek Road entrance to the guest ranch. There is one single-family home located on the parcel and, as the parcel is accessed off Granite Creek Road, traffic from construction and operation may increase activity on the roads but, as the main entrance to the guest ranch is located on Fowler Creek Road, this parcel will not be heavily impacted by traffic. The property is forested between the parcel and the guest ranch which gives the owners additional privacy from the proposed guest ranch. These elements create a natural barrier that will minimize the majority of possible noise and light pollution. Overall, the proposed use, as it is designed, is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 217236 is west of the proposed guest ranch. The parcel is 1 acre in size and is accessed from Zrebiec Road. Kittitas County records show the property is zoned as Rural 5. There are \$284,850 in taxable improvements.

Possible Effects on the Current Land Use: The guest ranch will not create any additional traffic on Zrebiec Road. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2416
2. Approximate distance from West Entrance in feet....1730
3. Approximate distance from North Activities in feet....1631
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is a part of the Steve Ford Trust, which includes parcels 11488, 485436, and 956579. The property is undeveloped and located within a heavily forested area. Because of this, noise and light from the proposed guest ranch will likely not affect the property owner at a significant rate. The dense forest and access only through Zrebiec Road also greatly reduce privacy and traffic concerns as well as any conflict with construction when it is underway. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 375934 is northwest of the proposed guest ranch. The parcel is 5.06 acres in size and is accessed from Nelson Creek Road. Kittitas County records show the property is zoned as Rural 5. There are \$682,230 in taxable improvements.

Possible Effects on the Current Land Use: The property has a single-family unit. The proposed guest ranch will not create any additional traffic on Nelson Creek Road. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....3042.4
2. Approximate distance from West Entrance in feet....2798.4
3. Approximate distance from North Activities in feet....1960.8
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. Access from Nelson Creek Road: Yes
8. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
9. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is northwest of the proposed guest ranch. A few buildings on the parcel, inhabited by the property owners, are about 48 meters north of and visible from the road. However, as the entire property is heavily forested, noise and light pollution will likely not affect the property. The property itself is accessed off Nelson Creek Drive, off Zrebiec Road, so the owners will likely experience very little conflict with traffic or construction. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 385934 is northwest of the proposed guest ranch. The parcel is 5.01 acres in size and is accessed from Goat Peak Ranch Road. Kittitas County records show the property is zoned as Rural 5. There are \$300,840 in taxable improvements.

Possible Effects on the Current Land Use: The property has a single-family unit. It is accessed by Zrebiec Road. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....3077.4
2. Approximate distance from West Entrance in feet....2832.7
3. Approximate distance from North Activities in feet....2326.7
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is northwest of the proposed guest ranch north off Zrebiec Road. Structures on the property are inhabited by the owner, and there is a limited amount of forested area on the parcel. However, there is an incline on Zrebiec Road southeast of the property, which is towards the direction of the proposed guest ranch. As the parcel sits below the incline, a natural barrier to noise and light pollution is provided. There is also a densely forested area between the property and the guest ranch, which gives the property and its owners more privacy and additional protection from the guest ranch. The property has a private driveway off Zrebiec Road, shared with parcel 395934, and as there is no additional traffic created on Zrebiec Road by the proposed guest ranch so the owners will not experience conflict with traffic or construction. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses and specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 395934 is northwest of the proposed guest ranch. The parcel is 4.94 acres in size and is accessed from Zrebiec. Kittitas County records show the property is zoned as Rural 5 and undeveloped. There are \$73,990 in taxable improvements.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not need to be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2664
2. Approximate distance from West Entrance in feet....2015
3. Approximate distance from North Activities in feet....1706
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes

This parcel is northwest of the proposed guest ranch off Zrebiec Road. A few structures on the property, about 86 meters away from Zrebiec Road, are inhabited by the owner, and there is a dense amount of forested area within the property. This is coupled with an incline on Zrebiec Road southeast of the property, which is towards the direction of the proposed guest ranch. As the parcel sits below the incline, a natural barrier to noise and light pollution is provided. As there is also a densely forested area between the property and the guest ranch, the property and its owners are provided with more privacy. The property has a private driveway off Zrebiec Road, shared with parcel 385934, so the owners will likely experience very little conflict with traffic or construction. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 485436 is west of the proposed guest ranch. The parcel is 21.53 acres in size and is accessed from Zrebiec Road. Kittitas County records show the property is zoned as Rural 5 and is vacant and undeveloped.

Possible Effects on the Current Land Use: This property is designated forest land and has been vacant and remains undeveloped. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2655.5
2. Approximate distance from West Entrance in feet....1812.7
3. Approximate distance from North Activities in feet....1768.7
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel: Yes
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel: Yes

This parcel is a part of the Steve Ford Trust, which includes parcels 11488, 217236, and 956579. Parcel 485436 is in close proximity to but does not immediately border the proposed guest ranch. The combined properties consist of one single-family home, which is surrounded amply by a heavily forested area. Because of this, noise and light from the proposed guest ranch will likely not affect the property owner. The dense forest and limited access only through Zrebiec Road greatly reduce privacy and traffic concerns as well as any conflict with construction when it is underway. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 505934 is northeast of the proposed guest ranch. The parcel is 5.06 acres in size and is accessed from Zrebiec Road. Kittitas County records show the property is zoned as Rural 5 and is vacant and undeveloped.

Possible Effects on the Current Land Use: This property remains vacant and undeveloped. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2412
2. Approximate distance from West Entrance in feet....1894
3. Approximate distance from North Activities in feet....1395
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is adjacent to the northwest corner of the proposed guest ranch. The parcel is undeveloped and heavily forested, which will significantly mitigate the potential impacts of the proposed guest ranch on the property owner. The access to the parcel is only by Zrebiec Road, which will eliminate traffic concerns. The dense forest within the parcel will block noise and light from the proposed guest ranch. Additionally, the dense forest of the guest ranch property will provide privacy for the owner of the parcel and will minimize any conflict with construction when it is underway. The dense forest will also help to preserve the natural character of the area. Overall, the proposed use of the parcel is not detrimental or injurious to the parcel or the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses.

SURROUNDING PROPERTY REVIEW

Parcel 515934 is northwest of the proposed guest ranch. The parcel is 5.05 acres in size and is accessed from Zrebiec Road. Kittitas County records show the property is zoned as Rural 5 with an inhabited cabin. There are \$111,030 in taxable improvements.

Possible Effects on the Current Land Use: There will be no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2436.1
2. Approximate distance from West Entrance in feet....2010.4
3. Access from Fowler Creek Road: No
4. Access from Granite Creek Road: No
5. Access from Zrebiec Road: Yes
6. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
7. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is located northwest of the proposed guest ranch at the intersection of Zrebiec Road and Nelson Creek Road. The parcel is heavily forested, with a single inhabited structure located on it. The private driveway is accessed off Zrebiec Road, so the owners will likely experience no conflict with traffic or construction caused by the proposed guest ranch. Furthermore, the densely forested area between the property and the guest ranch provides additional privacy and shields it from noise and light pollution. Overall, the proposed use of the guest ranch is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses.

SURROUNDING PROPERTY REVIEW

Parcel 545536 is northeast of the proposed guest ranch. The parcel is 5.06 acres in size and is accessed from Zrebiec Road. Kittitas County records show the property is zoned as Rural 5 and is vacant and undeveloped.

Possible Effects on the Current Land Use: This property remains vacant and undeveloped. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2480
2. Approximate distance from West Entrance in feet....1900
3. Approximate distance from North Activities in feet....1420
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is adjacent to the northwest corner of the proposed guest ranch. The parcel is undeveloped and heavily forested, which will significantly mitigate the potential impacts of the proposed guest ranch on the property owner. The access to the parcel is only by Zrebiec Road, which will eliminate traffic concerns. The dense forest within the parcel will block noise and light from the proposed guest ranch. Additionally, the dense forest of the guest ranch property will provide privacy for the owner of the parcel and will minimize any conflict with construction when it is underway. The dense forest will also help to preserve the natural character of the area. Overall, the proposed use of the parcel is not detrimental or injurious to the parcel or the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses.

SURROUNDING PROPERTY REVIEW

Parcel 555434 is east of the proposed guest ranch. The parcel is 3.43 acre in size and is accessed from Fowler Creek Road. Kittitas County records show the property is zoned as Rural 5 and there are \$432,330 in taxable improvements.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....3039.3
2. Approximate distance from West Entrance in feet....4092.6
3. Access from Fowler Creek Road: Yes
4. Access from Granite Creek Road: No
5. Access from Zrebiec Road: No
6. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
7. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is located east of the proposed guest ranch and is accessed off Fowler Creek Road. There is a single-family home that is concealed within a dense forest of evergreen fir and tamarack trees. The house is located on a hill above a pasture, which provides additional privacy. The dense forest between the home and the proposed guest ranch will block noise and light pollution, so the property owners will not be affected by the proposed guest ranch. The proposed use of the guest ranch is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses.

SURROUNDING PROPERTY REVIEW

Parcel 575434 is east of the proposed guest ranch. The parcel is 29.80 acres in size and is accessed by Fowler Creek Road. Kittitas County records show a shop building and \$38,960 in taxable improvement value. Kittitas County records show the property is zoned as Rural 5.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be no effect on the land use of this property. The parcel is also mostly forested.

1. Approximate distance from East Entrance in feet....2844.5
2. Approximate distance from West Entrance in feet....3876.2
3. Access from Fowler Creek Road: Yes
4. Access from Granite Creek Road: No
5. Access from Zrebiec Road: No
6. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
7. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is east of the proposed guest ranch. There is a structure accessed off Fowler Creek Road, sitting on a hill above a pasture. The structure is concealed within a dense forest, containing evergreen fir and tamarack trees. Because of these elements, noise and light from the proposed guest ranch will likely not affect the property owner at a significant rate, and the property owners will maintain a high level of privacy. While there may be increased traffic on Fowler Creek Road upon construction and operation of the proposed guest ranch, the structure is accessed through a private driveway and will not be impacted. The property owners also own parcel 555434. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 585434 is adjacent to and north of the proposed guest ranch. The parcel is 1 acre in size and is accessed from Fowler Creek Road. Kittitas County records show the property zoned as designated forest land and the property is undeveloped.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not need to be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property. The property is undeveloped and mostly forested.

This parcel (associated parcel 565434) contains one mobile home on a downward slope away from the proposed guest ranch. From personal observations of the applicant and owner of the guest ranch, it is not a full-time residence and is likely used as a second home. It is located off the road in a forested area, which will reduce any potential effects from traffic and construction. Because of these elements, noise and light from the proposed guest ranch will likely not affect the property owner at a significant rate, and the property owners will maintain a high level of privacy. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 655434 is east of the proposed guest ranch. The parcel is 3.43 acre in size and is accessed from Fowler Creek Road. Kittitas County records show the property is zoned as Rural 5 with \$222,200 in taxable improvements.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not need to be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance From East Entrance in feet....2328.1
2. Approximate distance from West Entrance in feet....3316
3. Approximate distance from North Activities in feet....2888.4
4. Access From Fowler Creek Road: Yes
5. Access From Granite Creek Road: No
6. Access From Zrebiec Road: No

This parcel is east of the proposed guest ranch. There is a single-family home used as a short-term rental. The house sits close to the road and the driveway (one of three driveways on the span between Fowler Creek Road and West Side Road) is accessed directly off Fowler Creek Road. Because of this, the property will be affected by construction and traffic, and there may be less privacy, but as it is farther away from the entrance, noise and light pollution will not be as impactful, especially as the property sits slightly below a hill and is concealed by some trees that line the road. In this case, the proposed use will maintain efforts to not be detrimental or injurious to the character of the surrounding neighborhood and will ensure compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 789134 is adjacent to and north of the proposed guest ranch. The parcel is 123 acres in size and is accessed from Goat Peak Ranch Road. Kittitas County records show the property zoned as designated forest land.

Possible Effects on the Current Land Use: The property is designated forest land and is undeveloped. It is mostly forested and is not accessed by Fowler Creek Road. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....3039.3
2. Approximate distance from West Entrance in feet....2190.4
3. Approximate distance from North Activities in feet....2234.6
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This property is north of and adjacent to the proposed guest ranch. There are two abandoned structures on the property, an abandoned house that is mostly destroyed and remnants of a collapsed barn. These two structures have been untouched and uninhabited for years. The land used to be farmed but has not been used for over 60 years. The parcel is split in half by Zrebiec Road that runs east and west through the property. The north side of the property is mostly forested. That property located on the south side of Zrebiec Road, according to the Kittitas County critical area mapping, is impacted by wetlands and critical area buffers. These identified critical area buffers extend onto the proposed guest ranch property. Currently, the land is held by a timber company. As the land is currently not used or inhabited, there will be no concerns about noise, light pollution, or privacy. This property will not be affected by traffic or construction. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 795434 is south of the proposed guest ranch. The parcel is 19.36 acres in size and is accessed from Granite Creek Road. Kittitas County records show is zoned as Rural 5 with no building development. The parcel is mostly forested.

Possible effects on the current land use. The parcel has always been used as timberland with no development. The guest ranch will create additional traffic on Fowler Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....780.1
2. Approximate distance from West Entrance in feet....936.9
3. Approximate distance from North Activities in feet....1569.8
4. Access from Fowler Creek Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel, which shares the same owner as parcel 12381, is undeveloped, on a hillside and heavily forested. This property borders the proposed Fowler Creek Guest Ranch laying to the south of Granite Road and has no driveway or access. The property sits on a hill that is above the guest ranch, which creates a natural barrier and will minimize any possible noise and light pollution. This property does not have a driveway and, thus, will not experience any conflict with traffic or construction. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 885934 is adjacent to and northeast of the proposed guest ranch. The parcel is 94 acres in size and is accessed from Zeberic Road. Kittitas County records show the property is designated forest land with no development. The parcel is mostly forested.

Possible Effects on the Current Land Use: the property has been vacant and undeveloped for over 60 years. Being designated forest land it most likely will not developed for the foreseeable future.

1. Approximate distance from East Entrance in feet...2700.8
2. Approximate distance from West Entrance in feet...3326.6
3. Approximate distance from North Activities in feet...2586.4
4. Access from Fowler Creek Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel (875934) is northeast of the proposed guest ranch. It is made up of forested lands and a large meadow with a hill on the south and west side of the property. In the 1950's the land was farmed and has been logged but has not been used for over 60 years. The area contains some small wetlands and critical area buffers which extend onto the proposed guest ranch property. Currently, the land is held by a timber company. As the land is currently not used or inhabited, there will be no concerns about noise, light pollution, or privacy. This property will not be affected by traffic or construction as it is accessed from Westside Road and Zrebiec Road. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 952835 is southwest of the proposed guest ranch. The parcel is 7.87 acres in size and is accessed from Fowler Creek Road. Kittitas County records show the property is zoned as Rural 5. There is one house on the property and Kittitas County records show taxable land improvements of \$579,600.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not be increased by the proposed guest ranch.

1. Approximate distance from East Entrance in feet....1404.8
2. Approximate distance from West Entrance in feet....2269.8
3. Approximate distance from North Activities in feet....2441.6
4. Access from Fowler Creek Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is southeast to the proposed guest ranch and located off Fowler Creek Road. The home on the property is inhabited by the owner. The property is in the middle of a densely forested area. There is an incline in the landscape that conceals the parcel, so a natural barrier to noise and light pollution is provided. The property is accessed off Fowler Creek Road, so there may be some impact on the property owners due to traffic or construction. However, a densely forested area between the property and the proposed guest ranch gives the property and its owners more privacy. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 952836 is southwest of the proposed guest ranch. The parcel is 3.01 acres in size and is accessed from Fowler Creek Road. Kittitas County records show the property is zoned as Rural 5. The property is undeveloped and has not been developed in the past.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the level of service will not be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property. The parcel is also mostly forested.

1. Approximate distance from East Entrance in feet....1118
2. Approximate distance from West Entrance in feet....2380
3. Approximate distance from North Activities in feet....2752.4
4. Access from Fowler Creek Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is southeast of the proposed guest ranch off Fowler Creek Road. The property is an undeveloped densely forested area, associated with 952835. There is an incline in the landscape that the parcel is concealed by, so a natural barrier to noise and light pollution is provided. The property is accessed off Fowler Creek Road, so there may be some impact on the property owners due to traffic or construction. However, the densely forested area between the property and the guest ranch gives the property and its owners substantial privacy. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 952837 is southwest of the proposed guest ranch. The parcel is 5.85 acres in size and is accessed from Fowler Creek Road. Kittitas County records show the property is zoned as Rural 5. There is \$598,450 in taxable improvements.

Possible Effects on the Current Land Use: The guest ranch will create more traffic on Fowler Creek Road, but the Level of Service will not need to be increased by the proposed guest ranch. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....1668.5
2. Approximate distance from West Entrance in feet....2213.9
3. Approximate distance from North Activities in feet....2806.6
4. Access from Fowler Creek Road: Yes
5. Access from Granite Creek Road: No
6. Access from Zrebicc Road: No
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is southeast of the proposed guest ranch off Fowler Creek Road. There is a single-family home located in the middle of a densely forested area. There is an incline in the landscape where the house sits as well as a higher rise between the property and the proposed guest ranch, so a natural barrier to noise and light pollution is provided. The property is accessed off Fowler Creek Road, so the property owners may be impacted by traffic or construction. However, a densely forested area between the property and the guest ranch gives the property and its owners more privacy. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.

SURROUNDING PROPERTY REVIEW

Parcel 956579 is northwest of the proposed guest ranch. The parcel is 1 acre in size and is accessed from Zrebiec Road. Kittitas County records show the property zoned as designated forest land and is vacant and undeveloped.

Possible Effects on the Current Land Use: This property is designated forest land and has been vacant and undeveloped for many years. There will be limited or no effect on the land use of this property.

1. Approximate distance from East Entrance in feet....2403
2. Approximate distance from West Entrance in feet....1366
3. Approximate distance from North Activities in feet....1174
4. Access from Fowler Creek Road: No
5. Access from Granite Creek Road: No
6. Access from Zrebiec Road: Yes
7. The proposed use is not detrimental or injurious to the character of the surrounding neighborhood and specifically as to this parcel:
8. The proposed use will ensure compatibility with existing neighboring land uses and specifically as to this parcel:

This parcel is a part of the Steve Ford Trust, which includes parcels 11488, 21236, and 485436. Parcel 956579 is a close distance to but does not border the proposed guest ranch. The property is undeveloped and consists of a heavily forested area. Because of this natural barrier, noise and light from the proposed guest ranch will likely not affect the property owner at a significant rate. The dense forest and limited access only through a private driveway off Zrebiec Road also greatly reduce privacy and traffic concerns as well as any conflict with construction when it is underway. Overall, the proposed use is not detrimental or injurious to the character of the surrounding neighborhood and ensures compatibility with existing neighboring land uses specifically in relation to this parcel.