

Dear Jamey,

We are writing to submit the mitigated proposal for the Fowler Creek Guest Ranch conditional use project. We have carefully considered the concerns raised during the initial review and have eliminated certain plans and rules to address those issues.

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. It has been our vision to create a peaceful recreational center with minimal impact where guests can safely and passively recreate.

Based on submitted responses from community members and departments, the original proposal has since been mitigated to decrease the expected impact and ensure collaboration with other invested parties. These reductions are listed below for the MDNS statement:

**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.

**Elimination of 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.

**Emergency Egress and Ingress:** 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. If there is blockage on FS Road 4517, we will allow emergency traffic to run through the property and exit via the primary access point on Fowler Creek Road. Furthermore, we agree to adhere to our drafted Emergency Egress and Ingress Plan. This plan can be found in Exhibit 12.

**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. For more information, see Exhibit 7.

**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 Kittitas County Fire District 7.

**Fire Management:** We have agreed to construct 21,000 gallons of Fire Protection Water Storage on the site. This abides with the requests of Kittitas County Fire District 7. We also agree to follow and abide by our drafted Fire Management Plan. This plan has been reviewed by KCFD 7 and can be found in Exhibit 11.

**Trespassing:** The boundaries of Fowler Creek Guest Ranch will be clearly marked using durable signage and natural landmarks within the property, throughout trails and paths, and around its exterior. Signs will be strategically placed at access points, trailheads, and along the perimeter to inform guest ranch users and surrounding community members of private property and critical area boundaries. For more information, see Exhibit 15.

**Maps:** A minimum of five maps will be placed throughout the property. These maps will inform users of the property's boundary, entrances and exits, emergency access, facilities, trails, critical areas, and other necessary locations.

**Inadvertent Discovery Plan (IDP):** If anything of significance is discovered during development, construction will be stopped and an Inadvertent Discovery Plan will be submitted.

**Fence along wetland:** We will construct a fence on the southwestern edge of the westernmost wetland for additional protection to this critical area.

**Maintenance and revegetation area:** On the southwestern of the westernmost wetland, we will maintain and revegetate when necessary that portion of the buffer area between the fence described above and the fence line.

**Code of Conduct:** Upon use of the facilities, guests will be required to read and sign the official Code of Conduct, found in Exhibit 6. This code includes all rules and regulations, including disciplinary action, for Fowler Creek Guest Ranch.

**Tree Barrier:** We will plant trees along the southern border for an added noise barrier within the easement that we have through Parcel 17436 . We will choose trees based on their growth rate and ability to absorb sound. For more information, see Exhibit 7.

**Fire Prevention:** We will add a fire water storage tank in the southwest corner of the property, three fire hydrants around the main facility area, a draft point connected to our system that will be accessible via Forest Service Road 4517, and fire extinguishers in all facilities and throughout the property. For more information, see Exhibit 11.

**Lighting:** We will use the suggestions of DarkSky International, an advocacy group for light pollution elimination, to decrease lighting effects. For more information, see Exhibit 8.

**Entry After Hours:** General entry after closing hours (10:00 p.m.), except in emergency situations, will not be permitted.

**Dry Stage:** We will host a dry park with a dump station and bottled water in the initial stages of development until water and sewage plans are approved. For more information, see Exhibits 9 and 10.

**Restrictive Covenants:** We have agreed to enter into and file two restrictive covenants on the property. One regards the water plan as shown in Exhibit 9. The other regards our septic and sewage plan in Exhibit 10.

**Recreation Within Wetlands:** We will only allow low-grade, passive recreation in critical areas such as the wetlands. Animals will not be allowed within these areas.

Off-Road Vehicles: Unlicensed off-road vehicle use will not be allowed within Fowler Creek Guest Ranch. Snowmobile use will be allowed during the winter season at management's discretion. For more information, see Exhibit 14.

Emergency Turnaround: We are constructing a turnaround area in the southwest corner of the property to provide extra space for first responders to safely maneuver emergency vehicles.

Fowler Creek Guest Ranch aims to strike a balance between economic viability and environmental responsibility. By addressing the submitted concerns and implementing mitigations, this project will contribute more positively to the local economy while respecting the surrounding community and the property's critical areas.

We kindly request your consideration of our revised proposal. If you have any further questions or require additional information, please contact us. We look forward to the opportunity to develop a sustainable and memorable guest ranch that works in tandem with every involved party.

Thank you for your time and attention.

Sincerely,



Pat Deneen  
Fowler Creek Trails



Laura Hinkle  
Fowler Creek Trails Agent