

FOWLER CREEK GUEST RANCH
EXHIBIT 16
ADJACENT SURROUNDING PROPERTIES REVIEW

In order to assess the potential impact of the proposed Fowler Creek Guest Ranch project on neighboring properties, the applicant has conducted a thorough review of the surrounding properties adjacent to the project boundary. Utilizing the Kittitas County COMPAS online property map, the applicant has approximated the distances between the components of the proposed Fowler Creek Guest Ranch and all existing adjacent homes or properties. See this complete list attached hereto as Exhibit 16.1.

The county setback requirement for this property is as follows: **"17.30A.050 Yard requirements.** There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet." All buildings and construction will meet or exceed this requirement. In all cases, except for the emergency access to Forest Service Road 4517 (map attached as Exhibit 16.2), all buildings and guest activities will be a minimum of 100 feet away from any guest ranch boundary. The project exceeds by a minimum multiple of four all Kittitas County setback requirements regarding guest buildings and activities.

The following is a further review of each of the adjacent properties.

789134, 875934 – Manke Timber Company

As shown on the site plan and on the attached aerial map, parcel 789134 is 123 acres in size with no buildings on said parcel. The parcel is classified for taxing purposes as Designated Forest Land. The boundary between the project and parcel 789134 is mostly wetland. There are no project buildings or activity proposed within 100 feet of this parcel.

As shown on the site plan and on the attached aerial map, parcel 875934 is 94 acres in size with no buildings on said parcel. The parcel is classified for taxing purposes as

Agriculture. There are no project buildings or activity proposed within 100 feet of this parcel.

These parcels are currently owned by a timber company. A portion of the land has been farmed in the past but has not been used for over 60 years. As the land is currently not used or inhabited, there will be no concerns about noise, light pollution, or privacy. These parcels will not be affected by traffic or construction.

565434, 585434 – Floyd and Betty Adams

As shown on the site plan and the attached aerial map, parcel 565434 (associated parcel 585434) is 28.8 acres in size with one home located on said parcel. The parcel is classified for taxing purposes as Designated Forest Land. There are no project buildings or activity proposed within 100 feet of this parcel. The home is located 1,700 feet from the center of the proposed recreational vehicle park with the closest point of the RV park located approximately 1,250 feet from the residence. The home is located approximately 1,850 feet from the Ranch House, 1,600 feet from the Ranch Barn, and 2,100 feet from the Bed and Breakfast.

This property 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.

952835 – Danny Lloyd

As shown on the site plan and the attached aerial map, parcel 952835 is 7.87 acres in size with one home located on said parcel. The parcel is classified for taxing purposes as Residential - Single Family. There are no project buildings or activity proposed within 100 feet of this parcel. The home is located 1,500 feet from the center of the proposed recreational vehicle park with the closest point of the RV park located approximately

1,200 feet from the residence. The home is located approximately 1,900 feet from the Ranch House, 1,900 feet from the Ranch Barn, and 2,300 feet from the Bed and Breakfast.

This parcel is southeast of the proposed guest ranch and located off Fowler Creek Road. It is the understanding of the applicant that 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. A densely forested area between the property and the proposed guest ranch gives the property and its owners more privacy.

795434, 12381 – Yu Chun Chung

As shown on the site plan and the attached aerial map, parcel 795434 is 19.36 acres in size with no buildings located on said parcel. The parcel is classified for taxing purposes as Undeveloped - Land. There are no project buildings or activity proposed within 100 feet of this parcel. The closest point on the parcel to the project is located 170 feet from the center of the proposed recreational vehicle park with the closest point of the RV park located approximately 100 feet from the parcel's closet point to the project. The parcel's closest point is located approximately 1,900 feet from the Ranch House, 1,900 feet from the Ranch Barn, and 2,300 feet from the Bed and Breakfast.

As shown on the site plan and the attached aerial map, parcel 12381 is 13.85 acres in size with no buildings located on said parcel. The parcel is classified for taxing purposes as Undeveloped - Land. There are no project buildings or activity proposed within 100 feet of this parcel. The closest point on the parcel to the project is located 400 feet from the center of the proposed recreational vehicle park with the closest point of the RV park located approximately 250 feet from the parcel's closet point to the project. The parcel's closest point is located approximately 1,900 feet from the Ranch House, 1,900 feet from the Ranch Barn, and 2,300 feet from the Bed and Breakfast.

These properties are undeveloped, on a hillside, and heavily forested. Parcel 795434 borders the proposed Fowler Creek Guest Ranch laying south of Granite Road (Forest Service Road 4517) and parcel 12381 is adjacent to the FS Road 4517 secondary exit. Both of these parcels have no driveway or access and therefore will not experience any conflict with traffic or construction. The properties sit on a hill that is above the guest ranch, which creates a natural barrier and will minimize any possible noise and light pollution. The owners, when they purchased the land, stated that these properties will remain undeveloped for the foreseeable future.

17436 – Christopher and Lindsay Hasz

As shown on the site plan and the attached aerial map, parcel 17436 is 3.01 acres in size. The parcel is classified for taxing purposes as Residential – Single Family. There is a long-established easement on this property. This easement grants access to the parcels that make up the west end of the project's property. This easement has and currently continues to be used for the parking and maintenance of heavy equipment, storage of construction material, and disposal of vegetation waste by burning. All easement use and activity will be ended with the development of the project. This easement was established prior to the current owner purchasing the property. The initial application for the project identified this access as an open ingress and egress for the project. Through voluntary mitigation, the applicant has agreed to make this easement a gated emergency access by reducing the traffic on this easement to 0 (zero) except in emergency situations. In addition, through added voluntary mitigation, the applicant has agreed to plant naturally occurring vegetation including pine trees, fir trees, and other natural vegetation on that property that lies to the west of the emergency road. See Exhibit B that shows the area of this planting. The parcel has two buildings with the garage located approximately 199 feet west of the project's emergency access and the house located approximately 220 feet west of the project's emergency access.

The parcel's house and garage are located directly to the south of the southern boundary of the project with the house being located approximately 50 feet from the project's southern boundary and the garage being located approximately 40 feet south

of the project's boundary. Kittitas County Code requires the following setbacks for the project: **"17.30A.050 Yard requirements.** There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet." There will be no guest activity within 100 feet of the parcel's northern boundary. A trail may be built that parallels the northern boundary of parcel 17436 but it will be a minimum of 100 feet to the north of the parcel's northern border.

17437 – Kathryn and Michael Podobnik

As shown on the site plan and on the attached aerial map, parcel 17437 is 3 acres in size and classified for taxing purposes as Residential – Single Family. The garage is located approximately 60 feet south of the project's southern border and the house is located approximately 100 feet south of the project's southern border. Kittitas County Code requires the following setbacks for the project: **"17.30A.050 Yard requirements.** There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet." The project's plan for the area directly to the north of this parcel is to establish the location of fire water storage which will be constructed at a minimum of 40 feet north of this parcel's northern boundary. There will be no guests allowed between the fire water storage area and parcel 17437. The closest guest activity will be a trail that will parallel parcel 17437's northern boundary and be at least 100 feet north of said boundary. There will be no guest activity within 100 feet of this parcel's northern boundary.

This parcel is on the southwest corner of the project. There are two structures on the property inhabited by the owner. The gated emergency exit will be west of this property. There will also be a walking trail that lies 100 feet north of the northern boundary of this parcel. However, there is forest land between this parcel and the proposed guest ranch which gives the owners privacy. To provide an additional buffer, fir trees will be planted along the shared boundary line immediately upon approval of this conditional use permit, or as soon thereafter as possible. Any noise and light will be minimized from the distance and standing forest. As the primary entrance will be off Fowler Creek Road, traffic flow will not affect the owners at a high rate.

11488 – Steven Ford Living Trust

As shown on the site plan and the attached aerial map, parcel 11488 is 19.04 acres in size with no buildings located on said parcel. The parcel is classified for taxing purposes as Designated Forest Land. There are no project buildings or activity proposed within 100 feet of this parcel. The project shares its western boundary with this undeveloped forested parcel. The closest point on the parcel to the project is located 1,100 feet from the center of the proposed recreational vehicle park with the closest point of the RV park located approximately 750 feet from the parcel's closet point to the project. The parcel's closet point is located approximately 1,000 feet from the Ranch House, 1,150 feet from the Ranch Barn, and 700 feet from the Bed and Breakfast.

This 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 project will likely not affect the parcel at a significant rate. This parcel's limited access only through Zrebiec Road and dense forest also greatly reduce traffic and privacy concerns as well as any conflict with construction when it is underway.

505934 – David and Carol Duffy

As shown on the site plan and the attached aerial map, parcel 505934 is 5.06 acres in size with no buildings located on said parcel. The parcel is classified for taxing purposes as Undeveloped - Land. There are no project buildings or activity proposed within 100 feet of this parcel. The closest point on the parcel to the project is located 1,700 feet from the center of the proposed recreational vehicle park with the closest point of the RV park located approximately 1,500 feet from the parcel's closet point to the project. The parcel's closet point is located approximately 1,350 feet from the Ranch House, 1,350 feet from the Ranch Barn, and 1,000 feet from the Bed and Breakfast.

This parcel is undeveloped and heavily forested. 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, mitigate noise and light effects, and minimize any conflict with construction when it is underway. The dense forest will also help to preserve the natural character of the area.

Exhibit 16.1

Parcel Owner	Parcel Number	Parcel Size	Center of RV Park to Parcel	Closest Point to RV Sight	From Ranch House to Parcel	From Ranch Barn to Parcel	From Bed & Breakfast to Parcel
Manke	789134	123	1,200	935	860	645	700
Manke	875934	94	1,900	1,500	1,900	1,600	2,100
Adams	565434	29	1,700	1,250	1,850	1,600	2,100
Lloyd	952835	8	1,500	1,200	1,900	1,900	2,300
Chung	795434	19	170	100	600	850	850
Chung	12381	14	400	250	600	850	900
Hasz	17436	3	883	550	900	1,200	900
Podobink	17437	3	950	650	1,100	1,450	1,000
Steve Ford Living Trust	11488	19	1,100	750	1,000	1,150	700
Duffy	505934	5	1,700	1,500	1,350	1,350	1,000

All lengths are estimates taken from the Kittitas County COMPAS Website.

Exhibit 16.2

