

**FOWLER CREEK GUEST RANCH**  
**EXHIBIT 21**  
**DEVELOPMENT PHASING PLAN**

**PHASE 1-A**

- Step 1: Create primary entrance off of Fowler Creek Road.
- Step 2: Create gated emergency exit off of Forest Service Road 4517.
- Step 3: Landscape emergency exit onto Forest Service Road 4517.
- Step 4: Create internal road system for Recreational Vehicle Park and Ranch House.
- Step 5: Firewise RV Park area.
- Step 6: Clear and create RV parking sites.
- Step 7: Run utilities to RV sites.
  - a. Run power to every site.
  - b. Run sewage collection line to each site to be used when treatment becomes available.
  - c. Run water delivery line to each site to be used when water becomes available.
  - d. Run fire water line from Hydrant 1 to storage facility.
- Step 8: Build office at entrance.
- Step 9: Install tanks for RV dump station.
- Step 10: Create guest ranch map to be displayed at office and around boundary.
- Step 11: Mark boundary with signs and maps.
- Step 12: Construct Fire Water Storage.
  - a. Create 21,000-gallon storage vessel either in ground or above ground.
  - b. Install delivery line to Hydrant 1 as shown on the Mitigated Site Plan (See Exhibit 4).
  - c. Install delivery line to draft point identified as Hydrant 4 on the Mitigated Site Plan (See Exhibit 4).
- Step 13: Open and operate Recreational Vehicle Park.
- Step 14: If septic system is to be used during this stage, construct septic fields.

## PHASE 1-B

Step 1: Development of Ranch Barn as dry facility.

- a. Extend internal road system to Ranch Barn as shown on the Mitigated Site Plan (See Exhibit 4).
- b. Extend fire line with hydrant (draft point) to Ranch Barn as identified in the Fire Management Plan (See Exhibit 11).
- c. Extend utilities to Ranch Barn site.
- d. Install tanks for RV dump station.
- e. Construct parking area at Ranch Barn per county standards.
- f. Construct Ranch Barn as approved by Kittitas County.

Step 2: Build fence protecting the western wetland buffer as identified in the Critical Areas Report (See Exhibit 5).

Step 3: Improve buffer area on south side of large wetland with natural plants and woody debris.

## PHASE 2

Step 1: Acquire Water Rights.

Step 2: Design water system and gain state approval.

Step 3: Develop approved water system.

Step 4: Develop approved septic/sewer system.

Step 5: Provide water to RV Park.

Step 6: Provide water to Ranch Barn.

Step 7: Development of Bed and Breakfast.

- a. Extend internal road system to Bed and Breakfast as shown on the Mitigated Site Plan (See Exhibit 4).
- b. Extend fire line with draft point to Bed and Breakfast as identified in the Fire Management Plan (See Exhibit 11).
- c. Extend Power to Bed and Breakfast location.
- d. Provide water to Bed and Breakfast as identified in the Water Management Plan (See Exhibit 9).
- e. Provide sewer services to Bed and Breakfast as identified in the Sewer Management Plan (See Exhibit 10).
- f. Construct parking area at Bed and Breakfast per county standards.
- g. Construct Bed and Breakfast as approved by Kittitas County.

*The ability to meet this phasing plan will depend on the Kittitas County approval process, surveying, and engineering work provided by private contractors. The adherence to this phasing plan will depend further on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The phasing plan and timeline provided herein may be accelerated or delayed depending on known and unknown factors.*