

FOWLER CREEK GUEST RANCH
EXHIBIT 3
LIST OF ALLOWED CONDITIONAL USES

Within the original conditional use permit application for the proposed Fowler Creek Guest Ranch project submitted to Kittitas County Community Development Services, a list of the conditional uses being applied for was listed in the original narrative. This description was stated as follows:

"Fowler Creek Guest Ranch is a proposed project that is being planned and permitted through the conditional use permit process as allowed for in KCC 17.60A and as provided for in KCC 17.30A R-5 Rural Residential zone. The purpose of the Fowler Creek Guest Ranch Conditional Use Permit is to provide a location for the purpose of vacationing, recreation, family gatherings, bed and breakfast facilities, celebrations, lodging, weddings, recreational vehicle camping (parking), camping, events, and similar pursuits."

The following are the definitions of the applicable conditional uses as provided in Kittitas County Code Chapter 17.08 – Definitions that define the uses applied for. These conditional uses encompass all facilities and activities as allowed within the Rural Non-LAMIRD Use Table in 17.15.060.1, Kittitas County Code 17.60A – Conditional Uses, and Kittitas County Code 17.30A - Rural-5 Zone.

17.08.270 Guest ranch or guest farm.

"Guest ranch or guest farm" means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced

agricultural sales are allowed. (Ord. 2014-015, 2014; Ord. 93-21 (part), 1993: Ord. 83-Z-5, 1983)

The proposed Fowler Creek Guest Ranch project was originally submitted and is still under the "guest ranch" conditional use definition as its primary purpose is to provide overnight lodging, dining, and recreational facilities in a rural setting. This can be defined by the entirety of the original application, the revisions made to this additional submission, and the narrative of the project's definable purposes.

17.08.464 Recreation, outdoor

"Recreation, outdoor" means a place designed and equipped for the conduct of sports and leisure-time activities with little or no enclosed space. Examples include: outdoor theaters, tennis courts, swimming pools, batting cages, amusement parks, miniature golf courses, boat launches and driving ranges. This definition excludes golf courses and stadiums. Outdoor recreation uses for the private use of the landowner are permitted outright. (Ord. 2013-012, 2013)

The proposed project encloses over 80 acres of outdoor open space for a variety of passive, low-grade recreational uses as identified in the narrative and allowed in the official Code of Conduct.

17.08.155 Campground.

"Campground" means any parcel or tract of land under the control of any person, organization, or governmental entity wherein two (2) or more recreational vehicle, recreational park trailer or other camping unit sites are offered for the use of the public or members of an organization. Typically the length of stay for a majority of the guests will range from one (1) to fourteen (14) days. The purpose of a campground use shall relate primarily to vacation, recreation and similar pursuits, and is not a place of permanent residence for the campers. A single-family residence may be allowed for the owner or caretaker. Very limited service commercial activities may be allowed which are intended for campers of the campground and must be approved as part of a conditional use permit. Youth Camps may offer additional education and child-care assistance elements as secondary uses to the Campground. These secondary uses shall comply

with all applicable Federal, State and local regulations. (Ord. 2021-015, 2021; Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 2007-22, 2007)

The proposed guest ranch will host a recreational vehicle park with thirty (30) spacious recreational vehicle sites for all guests. It is expected that the average stay will last for a weekend. This facility will operate independently from other areas of the guest ranch.

17.08.465A Recreational vehicle park.

"Recreational vehicle park" means land designed to accommodate predominantly recreational vehicles (RVs) used as temporary living quarters for recreation or vacation purposes with sewage facilities approved by the County Health Department and a maximum allowable stay of one hundred eighty (180) days in a calendar year. (Ord. 2013-012, 2013)

The recreational vehicle park, as defined by the preceding use, will have a dump station in its first phase and will have a wet use in later phases. This plan has been approved by the Kittitas County Health Department.

17.08.105 Bed and breakfast.

"Bed and breakfast" means any establishment located in a structure designed for a single family residence that has more than two (2) rooms for rent on a daily basis and offers a meal as part of the cost of a room, regardless of whether the owner or operator of the establishment resides in any of the structures. Excludes rehabilitation centers, group homes, clinics, nursing homes, church camps, and other similar uses. (Ord. 2013-001, 2013; Ord. 93-21 (part), 1993)

The bed and breakfast offered by the proposed guest ranch will have five bedrooms with en suite bathrooms for reservation and will offer meals as part of the lodging fee and reservation experience.

17.08.200 Dwelling.

"Dwelling" means a building or portion thereof designed exclusively for residential occupancy. (Res. 83-10, 1983)

The existing Ranch House will be remodeled as a short-term residential rental and will be primarily designed for residential reservations.

17.08.490 Small-scale event facility.

"Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events. (Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 98-22 (part), 1998)

The Ranch Barn will be a small-scale event facility open to guests for event reservations. Uses may include but will not be limited to weddings, family reunions, business meetings, and other such events and activities.

17.08.445 Parks and playgrounds.

"Parks and playgrounds" means sites designed or developed for recreational use including, but not limited to playfields, picnic facilities, outdoor activity areas, trails, play structures, and facilities for on-site maintenance. (Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 2005-35, 2005)

The proposed guest ranch will have trails, outdoor activity areas, playfields, play structures and other areas for outdoor recreational opportunities.

17.08.469A Retail sales.

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales. (Ord. 2014-015, 2014; Ord. 2014-004, 2014; Ord. 2013-001, 2013)

The proposed guest ranch may include retail sales in the bed and breakfast and/or office structure to serve guests with both retail and rental items. This use is included within the description of uses allowed within the Campground definition as shown above in section 17.08.155.

DEFINITIONS USED IN THIS APPLICATION

17.08.156 Camp site.

"Camp site" means a specific area within an RV park or campground that is set aside for use by a camping unit. ([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)

Camp site is a definition that identifies a specific location within a Campground or a Recreational Vehicle Park. There are 30 Camp sites proposed in the Fowler Creek Guest Ranch. This is purely a definition and not a use and is not included in the use table under KCC 17.15.060.1 Rural Non-LAMIRD Use Table.

17.08.157 Camping unit.

Camping unit means any portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in RV activities or camping. The basic units are: recreational vehicle, tent, portable camping cabin, teepee, yurt or other portable shelter. (Ord. 2013-001, 2013; Ord. 2007-22, 2007)

Camping unit is a definition that identifies a specific type of camping structure that can be used within a Campground or a Recreational Vehicle Park. There are 30 Camp Sites that will allow Camping units in the proposed Fowler Creek Guest Ranch. This is purely a definition and not a use and is not included in the use table under KCC 17.15.060.1 Rural Non-LAMIRD Use Table.

17.08.465 Recreational vehicle.

"Recreational vehicle" means a vehicular type unit designated as temporary living quarters for recreation camping, travel or seasonal use which has its own power or is mounted on or towed by another vehicle. The vehicle has a gross floor area of not more than three hundred twenty (32) square feet. This definition includes vehicles such as travel trailers, camping trailers, truck campers and motor homes. A recreational vehicle is not considered a mobile or manufactured home and is not constructed to the International Building Code standards. A recreational vehicle has a green and silver

insignia from the Department of Labor and Industries. ([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007; Ord. 98-22 (part), 1998)

Recreational vehicle is a definition that identifies a specific type of camping vehicle that can be used in a camp site within a Campground or a Recreational Vehicle Park. There are 30 camp sites that will allow camping units, including recreational vehicles, in the proposed Fowler Creek Guest Ranch. This is purely a definition and not a use and is not included in the use table under KCC 17.15.060.1 Rural Non-LAMIRD Use Table.

17.08.431 Park model trailer.

"Park model trailer" means a trailer designed to provide seasonal or temporary living quarters which may be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. It has a gross trailer area not exceeding four hundred (400) square feet. ([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)

Park model trailer is a definition that identifies a specific type of camping vehicle that can be used within a camp site included within a Campground or a Recreational Vehicle Park. There are 30 camp sites that will allow camping units, including park model trailers, in the proposed Fowler Creek Guest Ranch. This is purely a definition and not a use and is not included in the use table under KCC 17.15.060.1 Rural Non-LAMIRD Use Table.

17.08.541 Trails.

"Trails" means man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, snowmobiles and other recreational users together with associated parking and trailhead facilities. ([Ord. 2013-012](#), 2013)

Trails is a definition that identifies a specific type of use within a Campground or a Recreational Vehicle Park. This is purely a definition and not a use and is not included in the use table under KCC 17.15.060.1 Rural Non-LAMIRD Use Table.