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RECEIVED

MAR 04 2009

Kittitas County
CDS

March 4, 2009

Dan Valoff, Staff Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Caribou Creek Corral, LLC
Laukala Conditional Use Permit (CU-08-07)
Our File No. 701286.002

Dear Dan:

I write this letter as a follow-up to Kittitas County's Staff Report to the Board of Adjustment and also the follow-up discussions the applicant had with Kittitas County Department of Public Works. The purpose of this letter is to provide some additional information on the proposed project and also to suggest conditions that the Board of Adjustment might impose should they conclude that the application is consistent with Chapter 17.68 Kittitas County Code (KCC).¹

This property is located within the Forest and Range Zone. As a result under KCC 17.56.030(35) a private campground is an allowed use subject to being conditioned by the Board of Adjustment. KCC 17.56.030(35) identifies certain criteria the Board of Adjustment should consider. This application meets all of those criteria. The first criteria is "campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances". This campground is going to be located on approximately 150 acres which the Laukalas own at the end of a private road which borders and is immediately adjacent to Washington State Department of Natural Resources open space lands. Additionally, this use is expressly authorized in the Covenants, Conditions and Restrictions which encumber all of the 50 +/- acre lots in the area. Therefore, this campground is a sufficient distance from existing rural residential uses.

¹ See applicant's letter of February 3, 2009 to the Kittitas County Board of Adjustment, Section 2, entitled "Conditional Use Permits in General".

The second criteria; “traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow”. As we said in our February 3, 2009 letter, this private campground will not be a nuisance or imposition and will not interfere with normal traffic flow. This property is located on a private road. The private road to be used is controlled by a Declaration of Covenants, Conditions and Restrictions which specifically allow private campgrounds. The campground only operates for a very short period of time each summer and one of the conditions that we proposed in the applicant’s February 3, 2009 letter, restated below, is that individuals attending the camp would be transported in and out in one group in a bus or van. As we indicated in our February 3, 2009 letter, the traffic generated by this campground is actually going to be less than that which would be generated by a residence constructed on one of the 50 acre parcels.

The next criteria is “landscaping or appropriate screening should be required and maintained where necessary for buffering”. Given the fact that this is located on a 50 acre parcel within 150 acres which the Laukalas own and is located well off the road in a wooded setting, it does not appear there is any appropriate screening that should be required for buffering purposes.

The next criteria is “adequate and convenient vehicular access, circulation and parking should be provided”. Based upon the site plan attached to the applicant’s February 3, 2009 letter as Exhibit 1-C there is adequate circulation. Given the fact there are no private vehicles which individuals attending the camp will bring to the property there is no need for significant parking areas.

The next criteria is “economic and environmental feasibility”. For the reasons set forth in our February 3, 2009 letter this criteria is met.

The last criteria is “public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation)”. Again, for the reasons set forth in our February 3, 2009 and as conditioned this criteria is met.

As far as specific conditions the applicant proposes the following conditions:

1. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
2. In accordance with the Wildland Urban Interface Code inspection report dated February 8, 2008 the following shall apply:
 - a. All propane tanks shall be placed within the defensible space.
 - b. The applicant shall provide a vegetation maintenance plan for defensible areas.
 - c. The applicant shall provide a defensible space plan for 100-feet around structures, no trees within 10-feet of structures, all trees within defensible area to be limbed and a minimum of 10-feet apart with all underbrush to be removed and maintained.

3. The applicant shall comply with all International Fire Code requirements for require fire flow protection. Development plans must be reviewed and approved by the Kittitas County Fire Marshal.

4. All new structures shall have fire sprinkler and alarm systems installed in accordance with the International Fire Code. Fire sprinkler and alarm plans must be reviewed and approved by the Kittitas County Fire Marshal.

5. Any water provided to the public for consumption must originate from a drinking water source that is approved by Kittitas County Environmental Health. If the applicant wishes to serve greater than 25 people for more than 60 days the water system would need to be approved as a Group-A Transient Non-Community system and must be licensed and approved by the Washington Department of Health.

6. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation for more than one-half acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

7. If the applicant is preparing food or offering concessions on site they must apply and receive a food service permit which includes an inspection review and pre-open inspections by Kittitas County Environmental Health Department.

8. The applicant shall provide Kittitas County CDS and the Department of Ecology with a detailed site plan drawn to scale that shows the size of all proposed structures and their proximity to Caribou Creek.

9. In accordance with recommendations in the Cultural Resources Survey, the applicant shall provide an archaeological monitor during construction of the site.

10. The camp be constructed pursuant to the plans submitted with the application.

11. The camp may only operate between week 25 and week 34 of a calendar year.

12. That in each one week session there can be no more than 25 campers and staff in addition to the applicants.

13. That livestock used at the camp for camp activities must be maintained in a fenced corral or pasture and not allowed to roam and be limited to 25 animals.

14. That the minimum age of campers be 9.

15. That campers be picked up at the county road and transported to the camp as a group in a bus or van.

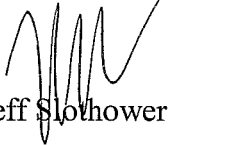
16. The applicant and operators of the camp shall not allow individuals attending the camp to enter onto private property in the area without the prior written permission of the owner of the private property.

17. The applicant will keep in full force and affect the fire protection contract which was entered onto with Kittitas County Fire District No. 2 and is identified as the "Laukala Family Trust, 7850 Secret Canyon Road, Fire Protection Contract".

Also enclosed are a number of letters supporting the project from neighbors in the area and community members.

If you have any additional questions or concerns, please do not hesitate to contact me. Please also provide a copy of this letter to the Board of Adjustment.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeff Slothower". The signature is stylized with several vertical loops and a long horizontal stroke extending to the right.

Jeff Slothower

cc: Mr. and Mrs. Dennis Laukala

My name is Dawn Ferrell. I am familiar with Dennis and Phyllis Laukala's request for a Conditional Use Permit to operate a children's non-denominational Christian horse camp on their property in the Elk Horn Ranch. I own Lot 2 in Elk Horn Ranch. I bought my property subject to Covenants, Conditions and Restrictions which I understood allowed this type of activity. I have also had an opportunity to sit down with Dennis and Phyllis Laukala and discuss with them concerns raised by our neighbors with regard to the impact on fire and fire fighting and also the impact on the road system within the Elk Horn Ranch. First, I understand that Dennis and Phyllis have signed a Fire Protection Contract with Kittitas County Fire District No. 2 and as a result of that contract, Dennis and Phyllis are essentially paying for fire protection for their property, thus they appear to have provided for fire protection services that are greater than the existing fire protection services. In addition, I have also had an opportunity to talk with Dennis and Phyllis about their plans for ingress and egress to the property. It is my belief that the ingress and egress of campers from the county road to the lots will not have a negative impact on the road. I also pay a proportionate share of the road maintenance and have no objections to Mr. and Mrs. Laukala using the road in this manner. It is also my understanding that because the Covenants, Conditions and Restrictions allow this type of activity and also provide for road maintenance that these uses are already included within the anticipated road maintenance agreement. I also believe that the purposes behind the horse camp and the belief system behind the horse camp provides a service to the public which is otherwise not available in this area of Kittitas County and will in the long run be a benefit to Kittitas County and its citizens and businesses.

For these reasons I fully support and ask you to grant the Laukala's Conditional Use Permit Application.

I am 100% in support of the Laukala's Horse Camp. It will be a gift to the community.

Dawn Ferrell

3-2-09

February 2, 2009

Kittitas County Board of Adjustment
Conditional Use Permit Review
Kittitas County Courthouse
Ellensburg, Washington 98926

To whom it may concern,

Our neighbors Dennis and Phyllis Laukala's have submitted a request for a Conditional Use Permit to operate a Christian youth horse camp on their property within Elkhorn Ranch. My wife and I reside on Lot 11 in Elkhorn Ranch and wish to address this permit request.

We understood when purchasing our property, Elkhorn Ranch development permitted this type of activity, subject of course, to the Covenants, Conditions and Restrictions. We have discussed at length with Dennis and Phyllis Laukala concerns raised by some neighbors with regard to the possibility of fire, fire fighting and any impact on the road system within Elkhorn Ranch.

It is our understanding Dennis and Phyllis have signed a private fire protection contract with Kittitas County Fire District No. 2 and thus are paying for fire protection services for their properties.

After conversations with Dennis and Phyllis regarding their plans for transporting campers to the proposed camp site, we formed the opinion there will be no negligible impact. Their plan for the use of a transport van/bus from the front gate mitigates repeated use on registration day as well as the day campers depart for home. As members in good standing of the homeowner association, we pay our share of the road maintenance and have no objections to Mr. and Mrs. Laukala using the road in this manner. It seems evident that plans for future road maintenance were included at the time the articles of Covenants, Conditions and Restrictions were drawn up to allow for this type of activity.

It is impressive to know that this undertaking will provide lessons in personal responsibility, care and feeding of an assigned horse, "No Trace" camping and also be faith based. We believe the Laukala's camp will provide Kittitas County a unique and much needed enterprise which presently is not available. The camp will by and large, be of great benefit to the youth, families and business community of the valley.

For these reasons, we fully support and respectfully ask you to grant the Laukala's Conditional Use Permit Application.

Sincerely,

Mr. and Mrs. Frank Conrad
6741 Secret Canyon Road
Ellensburg, Washington 98926

Subj: **Horse camp at Elkhorn Ranch**
Date: 1/16/2009 7:25:19 A.M. Pacific Standard Time
From: terry@winevalleysiding.com
To: laukalafarm@aol.com

Dennis,

I will be unable to attend the hearing in February. However, I can tell you that when we purchased our property I was told by Gene Martin and Roger Weaver that there was a person that was proposing a camp for kids a few lots up from us. This did not deter us from purchasing our lot in Elkhorn. I believe you have answered the questions honestly that have been brought up by the other property owners and made efforts to minimize traffic into and out of the Ranch, mitigate noise, and respect the privacy and safety we all expect as owners in this rural community. If all of these promises are kept we have no issue with your proposal as submitted to the county.

Terry & Susan West
Owners of lot 21 Elkhorn Ranch
425-488-2727

Terry West
Wine Valley Siding Supply, Inc.
NW Siding & Prefinishing, Inc.
Tel: 425 488-2727 or 800 488-2724
Fax: 425 488-2250



From: Susan Oldenkamp <soldenkamp@yahoo.com>

To: laukalafarm@aol.com

Subject: camp

Date: Wed, 27 Feb 2008 10:13 am

I think a church camp is a nice idea. Our youngest son is a youth pastor at a church in Colorado and he and his wife were camp directors at a church camp on Whidbey Island when he was in college.

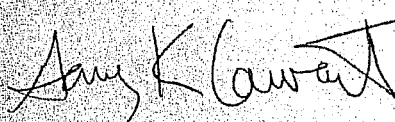
Having lived happily in small houses on small lots in Chicago and Seattle in amazes me how concerned people can get about what someone else is doing on their 50 (or more) acres.

Susan Oldenkamp

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. [Try it now.](#)

My name is **Gary K. Cowart**. I am familiar with Dennis and Phyllis Laukala request for a Conditional Use Permit to operate a children's non-denominational Christian horse camp on their property in the Elk Horn Ranch. I own Lot **26** in Elk Horn Ranch. I bought my property subject to Covenants, Conditions and Restrictions which I understood allowed this type of activity. I have also had an opportunity to sit down with Dennis and Phyllis Laukala and discuss with them concerns raised by our neighbors with regard to the impact on fire and fire fighting and also the impact on the road system within the Elk Horn Ranch. First, I understand that Dennis and Phyllis have signed a Fire Protection Contract with Kittitas County Fire District No. 2 and as a result of that contract, Dennis and Phyllis are essentially paying for fire protection for their property, that they appear to have provided for fire protection services that are greater than the existing fire protection services. In addition, I have also had an opportunity to talk with Dennis and Phyllis about their plans for ingress and egress to the property. It is my belief that the ingress and egress of campers from the county road to the lots will not have a negative impact on the road. I also pay a proportionate share of the road maintenance and have no objections to Mr. and Mrs. Laukala using the road in this manner. It is also my understanding that because the Covenants, Conditions and Restrictions allow this type of activity and also provide for road maintenance that these uses are already included within the anticipated road maintenance agreement. I also believe that the purposes behind the horse camp and the belief system behind the horse camp provides a service to the public which is otherwise not available in this area of Kittitas County and will in the long run be a benefit to Kittitas County and its citizens and businesses.

For these reasons I fully support and ask you to grant the Laukala's Conditional Use Permit Application.



1 FEB. 2009

Subj: **[FWD: Elk Horn Ranch]**
Date: 1/26/2009 11:23:39 A.M. Pacific Standard Time
From: steve@dazey.org
To: laukalafarm@aol.com

----- Original Message -----

Subject: Elk Horn Ranch
From: "Matt Simmons" <matt@americaonefinance.com>
Date: Thu, January 22, 2009 4:57 pm
To: <steve@dazey.org>

Hi Steven

Unfortunately, I will not be at the next meeting.

I have heard that Dennis' camp permit is getting worked on so it might be a good time to discuss.

Although I have voiced some concerns, I am not anti-camp but I do think that discussion is beneficial for EHOA members and Dennis.

If everyone knows what to expect, there is less chance of disharmony. If there is no discussion, things can only be assumed. If there is discussion after the fact, it is only complaining.

At the bare minimum, the EHOA members should state what is important to them so Dennis knows. Conversely, it might be helpful to remind the members that feedback should be within reason.

Regardless of whether someone agrees with Dennis or not, I do not think anyone can honestly say they have any reason to question his integrity. I also believe if Dennis knows what is important to the members, he will go out of his way to accommodate.

Here are a few things off the top of my head that may be a question for others also:

What months of the year would the camp operate?

What areas are the kids allowed to be in?

Would the code to the gate be given out to any parents, kids, etc?

How much will noise increase because of the kids?

In what ways will residents be aware of any differences in traffic and noise from their own property? 20 kids on horseback on federal land will not impact me but I think 20 kids on horseback riding up and down the road in front of our property will impact me.

Fire policy with the kids?

--- Personally, I am fine with the camp if I am not aware of it but I haven't seen much to clarify whether that would be a concern or not.

Thanks

Matt Simmons

So Kittitas County Board of adjustment
 Conditional use Permit Review.

Kittitas County Courthouse,
 Ellensburg, Wa 98926

I think the Caribou Creek Corral
 Horse Camp will provide a much
 needed opportunity for children
 between the ages of 9 and 18. They
 will learn about God who gives
 us life, the great outdoors, camping,
 horses, and the country life style.
 These are things that most children
 never get the chance to experience.

History has proven, when children
 are able to learn and get good at
 one or two things such as hunting,
 fishing, swimming, camping, and or
 horses, they feel good about
 themselves. This inturns builds
 confidence and character in them.
 These same children are usually drawn
 to these activities on into adult life.

The time spent in these activities
 proves to be a better choice than
 endless hours watching TV, computer
 time, hanging out, or running
 the streets.

My wife and I have had horses since the forties. We know a lot can be learned while caring for and riding horses: a sense of accomplishment, fun, and enjoyment can be had while learning about horses and camping. Trail riding and camping use many of the same skills. A person can become handy at working with their hands while doing these sports. They both are a good outdoors physical exercises.

There is something about working with a live animal that gives a person a warm feeling, which cannot be experienced when using a lifeless machine.

Here we have a couple that are willing to donate their time, efforts, finances and use of their place for a very good cause which would be good for this area. It is the kind of thing our Society needs more of especially at this time.

For reasons stated above I believe that Laukala's conditional use permit application should be approved.

John Fogelberg
Ellensburg Bar 14 Rd.

PUBLIC HEARING: LAUKALA CONDITIONAL USE PERMIT

DATE: MARCH 11, 2009

LOCATION: KITTITAS COUNTY COURTHOUSE AUDITORIUM
ELLENSBURG, WA

TIME: 7:00 P.M.

CARIBOU CREEK CORRAL

WHAT A CONCEPT! AN ORGANIZATION FOR CHILDREN

A CAMP IN THE MIDST OF TALL EVERGREEN TREES
WITH HILLS TO CLIMB, PATHS TO EXPLORE IN THE MIDST OF WILD FLOWERS.

THE CROWING OF A ROOSTER IN THE MORNING.
THE HOOT OF AN OWL AT NIGHT.

GATHER AN EGG FROM A NEST - NOT IN A CARTON
HEAR THE CLUCK OF THE HEN WHO LAID IT.

HARVEST VEGETABLES FROM A GARDEN.
RIDE ON A HAY WAGON

OBSERVE THE FEEDING, GROOMING AND SADDLING OF HORSES

HORSEBACK DOWN A TRAIL TO A PICNIC SITE.

LEARN THAT A DONKEY CAN WIN A BLUE RIBBON FOR HAVING THE LONGEST EARS!
AND HEAR THE LOUDNESS OF HIS BREYS.

SIT ON A ROCK; COOL YOUR FEET IN A STREAM OF WATER
WHILE WATCHING A HAWK OR EAGLE IN FLIGHT.

THROUGH THE GATES OF CARIBOU CREEK CORRAL, NATURE WILL EMERGE WITH ALL OF
THESE OFFERINGS AND SO MUCH MORE BECAUSE NATURE ABOUNDS WITH UNEXPECTED
SURPRISES LIKE SQUIRRELS, BUTTERFLIES AND HUMMINGBIRDS.

THIS CAMP IS FOR THE YOUTH: HERE, THEY CAN LEARN, EXPERIENCE, ENJOY, AND
LEAVE WITH MEMORIES. IT IS AN OLD-FASHION REALITY BUT IT'S ONE OF THE
GREATEST OPPORTUNITIES ANY OF US CAN GIVE.

AMBITIONS AND DREAMS ARE WITHIN EACH OF US BUT INTROSPECTIVEY, THEY ARE
MOST PROBABLY, SELFISH. WE SELDOM HAVE A PASSION, OR THE BENEVOLENCE,
TO REACH OUT TO OTHERS WITHOUT THOUGHT OF REMUNERATION OTHER THAN
SELF GRATIFICATION.

THIS IS A RARE BREED OF TWO WHO BELONG ON THE LIST OF "ENDANGERED SPECIES"

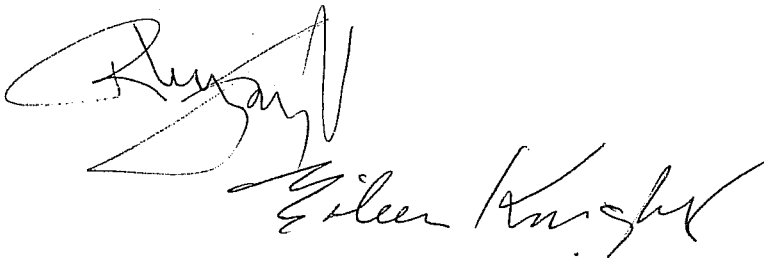
THE OWNERS, DENNIS AND PHYLLIS LAUKALA , HAVE MADE A PERSONAL COMMITMENT TO THEIR COMMUNITY WITH A HUMANITARIAN SPIRIT. PERSONAL, AND SOCIAL OBSTACLES, COUNTER INFLUENCES, WITH SUPER-IMPOSED FINANCIAL ASSESSMENTS HAVE BESET THEM FOR THE PAST FIVE YEARS.

THEIR PERSERVERANCE, AND FAITH IN THEIR BELIEF, THAT HELPING OTHERS IS WORTH THE CHALLENGE, HAS ENDURED.

MAY IT BE BLESSED WITH SUCCESS.

RHEY & EILEEN KNIGHT
FUTURE VOLUNTEERS
KITTTITAS, WA

"THINGS THAT MATTER MOST SHOULD NEVER BE AT THE MERCY
OF THINGS THAT MATTER LEAST."
GOETHE

Handwritten signatures of Rhey and Eileen Knight. The signature for Rhey is on the left, and the signature for Eileen Knight is on the right, written in a cursive style.

February 5, 2009

Re: Laukala Camp Conditional Use Permit

To Whom It May Concern:

As a property owner in Elk Trails, I would like to let the Committee know that we fully support granting Dennis and Phyllis Laukala a conditional use permit for their camp. We believe that this camp will be an asset to the community.

We understand that the camp will be open approximately ten weeks during the summer months and a van will be used to transport the children from the front gate to the camp at the beginning of the week and at the end of the week. We do not believe that the approximate twenty transportation trips during the year will have any significant impact on road use.

Sincerely yours,

A handwritten signature in cursive script that reads "Dave and Kathy Wilson". The signature is written in dark ink and is positioned above the printed name.

Dave and Kathy Wilson



CENTRAL WASHINGTON UNIVERSITY

March 2, 2009

Re: Support for Caribou Creek Corral Horse Camp

To Whom It May Concern:

The Central Washington University Student Employment office supports the establishment of the Caribou Creek Corral horse camp as a potential employer in Kittitas County. We believe it may also enhance employment opportunities for students currently involved in pursuing careers in education with an interest in equestrian activities, as well as members of the CWU Rodeo Club and other student activities.

Student Employment offers free job posting and on campus employer recruitment services to employers, and over the years we have helped many summer camp organizations find qualified employees for their seasonal hiring needs.

We look forward to working with Caribou Creek Corral staff and to helping interested students become involved with the camp operations.

Sincerely,

Gayle Dohrman

Assistant Director of Financial Aid / Student Employment

Email: dohrmang@cwu.edu

Voice: 509-963-3054

March 1, 2009

To: Board of Adjustments
From: Norm and Janette Paulson
Subject: Conditional Use Permit – Caribou Creek Corral

We are neighbors and friends of Dennis and Phyllis Laukala. During the March 11th hearing for the conditional use permit for Caribou Creek Corral you will hear and read several “testimonials” about the character and commitment of Dennis and Phyllis Laukala regarding their mission to create and maintain a Christian Dude Ranch on their property. They are, indeed, an amazing couple who are totally committed to their mission. However, if I were a member of the Board of Adjustments, I would be asking myself these two questions:

- 1) Have these people done their homework?**
- 2) How will this project improve the quality of life in Kittitas Valley?**

Response to Question 1: Have they done their homework?

The Laukalas have gone above and beyond requirements for their project. They met with the developer of Elkhorn Ranch and reviewed the CC&R's to ensure their project would be acceptable. The CCR's govern both the use of the road and what can occur on the property. The CCR's in Article 9, Section 14, specifically allow guest camps. They have met with DNR representatives to ensure they are complying with area regulations regarding accessibility to riding areas. A small bus will transport campers from the front gate of Elkhorn Ranch to their facility to ease traffic concerns. They have gone through training and are certified riding and trail guide instructors by the Certified Horsemanship Association. They have met with representatives from Kittitas Fire District #2 and have entered into a private Fire Protection Contract with them. They have worked with Fire Wise and have followed their advice on limbing trees, removing bark around the main house and replacing with red rock. A 10,000 gallon water tank will be on their property for fire protection. Response time for emergency services to their ranch has been verified by two separate instances at under 25 minutes. Fencing around their property ensures their horses and mules will be kept out of Caribou Creek. Insurance packages have been approved and awaiting purchase as soon as permits have been approved. DNR has been approached regarding approval to ride on their land. Volunteer work parties will work on DNR projects in exchange for permission to ride on their land. Any monies in the form of profit will be put back into the ranch for improvements and scholarships.

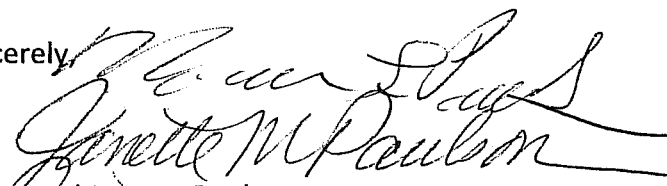
Response to Question 2: How will this project improve the quality of life in Kittitas Valley?

Those fortunate children attending this camp will learn about our Kittitas Valley, its history, its culture, its God-given gifts of beauty as well as the all-important responsibility we have as stewards of this remarkable place. They will learn survival skills; horse science including Western Horsemanship and Rodeo Science; the basics of outdoor living and low-impact camping skills; and an awe-inspiring non-denominational experience of introducing campers to Jesus Christ to help them grow in their relationships with Him.

Too much of our precious Kittitas Valley has been over-developed; much of the history of our Native American culture and early settlers' experiences are in danger of being lost to housing developments and "McMansions" built by outsiders in our community. The Laukalas treasure our history and want to ensure that our children not only know about that history, but that they develop a sense of responsibility and stewardship to ensure our Valley retains its colorful and spiritual history. With the help of the Laukalas, our Kittitas Valley youth will be exposed to, and learn from, some of the best role models they will have in their lives; a loving couple committed to sharing their faith and appreciation of God's great gifts to us and to our homeland; several well-screened and well-trained young adults who will act as advisors and camp counselors; and a wealth of volunteers committed to a shared vision of proclaiming Christ through exceptional camping experiences.

These kids will have life-changing experiences that they will share with their friends and, hopefully, with their children and grandchildren as this camp spans generations of Kittitas Valley families. Our valley will definitely benefit from this program and it is in your hands, that you, as community leaders, ensure this program is allowed to flourish in our community. Please grant your approval for this program; for our children, for our community, for our future. Thank you for your consideration.

Sincerely,



Norm and Janette Paulson