



November 29, 2021

OVERVIEW

Since living on the property and adjusting to the typical use of the facilities, the McFarlanes have realized some of the approved items on the P.U.D. are out of place operationally. To remedy this, they are planning to move some of the existing structures to new locations. Additionally, in reaction to Covid-related disruptions to material availability, workforce shortages, and general delays, they are planning to make changes to the phasing schedule. A notable change will be to put the 'Residence' on hold and use the Lodge as the property owner's primary dwelling unit. When the 'Residence' is built the Lodge will remain a private domicile with one guest suite available for nightly rentals.

The McFarlane's goals remain, as they always have been, "to maintain, yet improve, the experience that has been associated with the ranch for 40+ years" as outlined in the approved PUD narrative. The amount and type of community and private events are not being altered. The overall use of the area and hours of operation are not being changed. They are not proposing any changes to the specific conditions outlined in the approved PUD plan. The proposed alterations and corrections to the PUD are meant to expedite re-opening guest ranch operations and refine the layout of the property. We contend these improvements will better suit the owner's operational goals and will aid in improving the overall aesthetic of the property, as approved in the approved PUD plan.

The changes proposed in this amendment alter the overall capacity of the ranch by adding one bedroom to the Lodge. As currently approved, the Lodge contains one guest room for rental, and no other bedrooms. This proposed amendment keeps the guest bedroom and adds one bedroom on the main floor, which will be used as a private dwelling for the property owners. No other changes to the bedroom capacity of the ranch are proposed.

The specific changes to the PUD master plan are as follows:

1. -Use the Lodge as the Primary Residence-

The McFarlanes plan to remodel the lodge and use it as their primary residence. However, they would like to retain the same amenities as currently approved. They are keeping the guest suite (the 'Home Ranch Suite') on the upper floor for guest rental. They are planning to connect the lodge to the 'Fitness/Activities' building with a breezeway and use this building for the spa and meeting spaces that will be replaced by their sleeping quarters. They will also be adding a garage to the lodge to accommodate their personal vehicles. See sheet S-1.0(Foundation Plan) for delineation of new and existing foundation.

Once the 'Residence' is constructed, the Lodge will remain a private domicile with one guest suite.

2. -Ranch H.Q. Building (Relocated Activities Building)-

Due to construction delays at the 'Shop', which houses office space, the owners propose to repurpose the existing activity building (currently near the pool) and move it to a new foundation near the existing maintenance buildings and use this for property offices as well as headquarters for off-PUD cattle operations.

3. -Phasing Schedule Changes-

As mentioned, the phasing schedule is being altered by postponing construction of several buildings. The goal is to get the lodge and event facilities open for business as fast as possible. The McFarlanes have pushed these buildings into the last phase of construction:

- a. The Residence
- b. The Horse Stable/Trainer's Residence
- c. The Shop

4. -New Open-Air Pavilion-

After looking at competitive wedding properties, the ranch owners believe it is necessary to build an open-air pavilion to provide a more formal wedding and event setting. See conceptual plans and elevations. The location of the pavilion is near the historic barn and newly located outdoor kitchen, as shown on the site plan, sheet C-1.1.

5. -Relocating and Improving Existing Kitchen-

The property's existing outdoor kitchen, currently in the greenhouse area, is not built to adequate standards nor located in a convenient location. The owners plan to relocate it closer to the existing historic barn area, which will improve the views for gathering guests and separate it from the more utilitarian farm operations.

6. -Relocate Grain Silo Bar ('Gazebo')-

As a result of the outdoor kitchen move, they plan to relocate the approved grain silo bar, also called the gazebo, to a new location closer to the barn/pavilion area.

7. -Standalone Bathroom Building ('Outhouse')-

The ranch owners plan to add a standalone bathroom building, referred to as the 'outhouse'. This will service the historic barn, outdoor arena, fire-pit, and the relocated outdoor kitchen. Large events will still require utilization of portable bathroom units, as outlined in the specific conditions of the approved PUD plan. To match the aesthetic of the ranch and ensure

this building blends with the historic barn, the original homestead building has been disassembled from elsewhere on the property and will be reassembled for this use. NWCC has been apprised of this proposal and has confirmed the capacity of the ONTS will accommodate this, and all the other proposed changes.

8. -Increased Planting Areas & seasonal 'Hoop-House'-

In the area vacated by the current outdoor kitchen, the owners propose to add more planting areas for the farm, including a summer growing season 'hoop-house'.

9. -Additional 4Season Greenhouse-

The ranch owners plan on adding a second 4-season green house next to the approved 4-seaseon greenhouse. This additional greenhouse will be purely agricultural growing space, with no additional support areas.

10. -Relocating Historic 'Huts'-

To enhance the property visually, the McFarlanes propose moving the two small historic huts that today house the cross-country ski and fishing operations to new locations that can accommodate better parking and access to trails.

11. -Horse Stalls added to 'Hay Barn'-

The owners would include horse stalls in the existing hay barn by using some of the existing bays for stalls without adding any area to the building. This building was originally designed as stables by the Stranahan's.

Please see site plan, building plans, elevations, and conceptual pictures that are included with this submittal.

Thank you for your consideration in this matter.