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September 21, 2020

VIA EMAIL AND HAND DELIVERY

Clark County Councilors  
Clark County  
1300 Franklin St.  
Vancouver, WA 98660  
E-Mail: [Rebecca.messinger@clark.wa.gov](mailto:Rebecca.messinger@clark.wa.gov)

Re: **Clark County Code Amendment- Guest Ranch Definition**

Dear Clark County Councilors:

Our office represents Matt and Benjamin Arnold-Ladensack, owners of the Clydesdale Outpost located at 13505 NE Grantham Rd., Amboy, WA 98601. We appreciate the opportunity to propose this amendment to the Clark County Code, which will codify and define guest ranches as an allowable use in the rural and agricultural zones. Foremost, this amendment will further the policies outlined in the County's Comprehensive Plan. This amendment will ensure that the rural character of Clark County is preserved, it will enhance economic opportunities for rural areas, and provide cultural, educational, and recreational benefit to all county residents.

Clark County's rural and resource areas are characterized by forests, *large and small scale farms*, rivers and streams that provide quality habitat for fish and wildlife and a wide variety of homes found in Rural Centers and scattered on *lots in a broad range of sizes*. Many rural residential communities are focused in areas *with historic roots* of large-scale commercial forestry, *farming* and mining. Also, rural residential communities are focused on scenic resources such as rivers and views or to *lifestyle activities such as the keeping of horses*. CLARK COUNTY COMPREHENSIVE PLAN, Rural and Natural Resource Element, at 81 (2016) (emphasis added).

Designation and conservation of the rural area *maintains rural community character as a valued part of the county's diversity*. It also provides choices in living environments, maintains a link to Clark County's heritage, allows small-scale farming and forestry and helps protect environmental quality and sensitive resources. *Id.*, at 81-82 (emphasis added). The rural area represents a lifestyle based on historical development patterns. Today much of the county's rural lands include a mix of resource, small commercial, recreational and residential uses. *Id.*, at 82. The rural landscape is characterized by factors including wildlife and natural conditions predominating; a closer relationship between nature and residents; personal open space; a sense of self sufficiency; and rural commercial supporting rural area populations. *Id.*

Importantly, Clark County recognizes the contributions of *equestrian livestock husbandry*, training, competition and *recreation activities to the overall rural quality of life in Clark County*. These activities provide a lifestyle value to numerous county residents and visitors and *economic revenue for rural*

*residents and business owners.* The Equestrian Community plays a vital role in Clark County's economy and rural character. *Id.*, at 89-90.

We appreciate the opportunity to propose this valuable amendment to the Clark County Code. Defining guest ranches and permitting them in the rural and agricultural zones will provide exponential benefit to the County and rural residents in terms of education, economic revenue, and cultural connection with the County's historic rural roots. We respectfully request the Council adopt the attached proposed code amendment defining guest ranches, as it is consistent with the policies enumerated in the County's comprehensive plan and will provide valuable opportunities to the rural areas in terms of both economic growth and enhancement of the connection between County residents their rural heritage.

Very truly yours,

JORDAN RAMIS PC

A handwritten signature in blue ink that reads "Jamie D. Howsley". The signature is written in a cursive style with a long, sweeping underline.

Jamie D. Howsley

Attachments: Draft Code Amendment Defining Guest Ranch  
Clydesdale Outpost Informational Brochure

**40.260.095 Guest Ranches (40.260- Special Uses and Standards)**

A. Purpose.

The purpose of this section is to encourage the development of guest ranches in the county while mitigating impacts to neighboring parcels. Guest ranches promote the rural character of the county, enhance economic opportunities for rural areas, and provide cultural, educational and recreational benefit to all county residents.

B. This section applies to guest ranches as defined in Section 40.100.070. Animal boarding facilities, animal day use facilities, and equestrian facilities are regulated under Section 40.260.040.

C. Where permitted, guest ranches shall meet the following requirements:

1. Such facilities will comply with site plan review requirements;
2. Odor, dust, noise and drainage shall not constitute a nuisance, hazard or health problem to abutting property or uses.

D. Guest ranches shall comply with the noise standards in Chapter 173-60 WAC.

**40.100.070 Definitions.**

Guest ranch	"Guest ranch" means buildings and premises offering recreational facilities for such pursuits as horseback riding, swimming, hiking or other open space uses, with overnight lodging and/or dining accommodations.
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**40.210.020 Rural Districts (R-20, R-10, R-5)**

A. Purpose.

The rural districts are intended to provide lands for residential living in the rural area. Natural resource activities such as farming and forestry are allowed and encouraged in conjunction with the residential uses in the area. These areas are subject to normal and accepted forestry and farming practices.

*(Amended: Ord. 2018-01-09; Ord. 2019-03-05; Ord. 2019-07-01)*

B. Uses.

The uses set out in Table 40.210.020-1 are examples of uses allowable in the various rural zone districts. The appropriate review authority is mandatory.

- "P" – Uses allowed subject to approval of applicable permits.

- “R/A” – Uses permitted upon review and approval as set forth in Section [40.520.020](#).
- “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).
- “X” – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter [40.260](#), Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

<b>Table 40.210.020-1. Uses</b>				
	<b>R-20</b>	<b>R-10</b>	<b>R-5</b>	<b>Special Standards</b>
<b>1. Residential.</b>				
a. Single-family dwellings and accessory buildings, including one (1) guest house	P	P	P	<a href="#">40.260.010</a>
b. Rural accessory dwelling unit	P	P	P	<a href="#">40.260.022</a>
c. Family day care centers	P	P	P	<a href="#">40.260.160</a>
d. Adult family homes	P	P	P	<a href="#">40.260.190</a>
e. Home business – Type I	P	P	P	<a href="#">40.260.100</a>
f. Home business – Type II	R/A	R/A	R/A	<a href="#">40.260.100</a>
g. Bed and breakfast establishments (up to two (2) guest bedrooms)	R/A	R/A	R/A	<a href="#">40.260.050</a>
h. Bed and breakfast establishments (three (3) or more guest bedrooms)	C	C	C	<a href="#">40.260.050</a>
i. Country inns of historic significance	C	C	C	
j. Garage sales	P	P	P	<a href="#">40.260.090</a>
k. Residential care homes	C	C	C	<a href="#">40.260.180</a>
l. Temporary dwellings	P	P	P	<a href="#">40.260.210</a>
m. Staffed residential homes	C	C	C	<a href="#">40.260.205</a>
<b>2. Services, Business.</b>				
a. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials	R/A	R/A	R/A	
b. Roadside farm stand	P	P	P	<a href="#">40.260.025</a>
c. Agricultural market	P	P	P	<a href="#">40.260.025</a>
d. Veterinary clinics	C	C	C	
e. Commercial kennels on a parcel or parcels five (5) acres or more	R/A	R/A	R/A	<a href="#">40.260.110</a>
f. Private kennels	P	P	P	<a href="#">40.260.110</a>
g. Animal boarding and day use facilities	P	P	P	<a href="#">40.260.040</a>

<b>Table 40.210.020-1. Uses</b>				
	<b>R-20</b>	<b>R-10</b>	<b>R-5</b>	<b>Special Standards</b>
<b>3. Services, Amusement.</b>				
a. Publicly owned recreational facilities, services, parks and playgrounds <sup>4</sup>	P	P	P	<a href="#">40.260.157</a>
b. Private recreation facilities, such as country clubs and golf courses, including such intensive commercial recreational uses as golf driving range, race track, amusement park, paintball facilities, or gun club	C	C	C	
c. Golf courses	C	C	C	
d. Equestrian facility on parcels less than five (5) acres	C	C	C	<a href="#">40.260.040</a>
e. Equestrian facility on parcels five (5) acres or greater	P	P	P	<a href="#">40.260.040</a>
f. Equestrian events center	C	C	C	<a href="#">40.260.040</a>
g. Outdoor public entertainments, amusements and assemblies	R/A	R/A	R/A	Chapter <a href="#">5.32</a>
h. Tasting room and event facilities in conjunction with a winery	P	P	P	<a href="#">40.260.245</a>
<b>i. Guest ranches</b>	<b>C</b>	<b>C</b>	<b>C</b>	<a href="#">40.260.095</a>
<b>4. Services, Membership Organization.</b>				
a. Churches	C	C	C	
<b>5. Services, Educational.<sup>4</sup></b>				
a. Public or private schools, but not including business, dancing or technical schools <sup>4</sup>	C	C	C	<a href="#">40.260.160</a>
<b>6. Public Service and Facilities.<sup>4</sup></b>				
a. Ambulance dispatch facilities <sup>4</sup>	C	C	C	<a href="#">40.260.030</a>
b. Government facilities <sup>4</sup>	C <sup>1</sup>	C <sup>1</sup>	C <sup>1</sup>	
<b>7. Resource Activities.</b>				
a. Agricultural and forestry, including any accessory buildings and activities	P	P	P	<a href="#">40.260.080</a>
b. Silviculture	P	P	P	<a href="#">40.260.080</a>
c. Commercial uses supporting agricultural and forestry resource uses	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	
d. Housing for temporary workers	P	P	P	<a href="#">40.260.105</a>
<b>8. Other.</b>				
a. Private use landing strips for aircraft and heliports	C	C	C	<a href="#">40.260.170</a>
b. Solid waste handling and disposal sites	C	C	C	<a href="#">40.260.200</a>
c. Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines	P	P	P	<a href="#">40.260.240</a>
d. Wireless communications facilities	P/C <sup>3</sup>	P/C <sup>3</sup>	P/C <sup>3</sup>	<a href="#">40.260.250</a>
e. Cemeteries and mausoleums, crematoria, columbaria, and mortuaries within cemeteries; provided, that no	C	C	C	

<b>Table 40.210.020-1. Uses</b>				
	<b>R-20</b>	<b>R-10</b>	<b>R-5</b>	<b>Special Standards</b>
crematoria is within two hundred (200) feet of a lot in a residential district				
f. Temporary uses	P	P	P	<a href="#">40.260.220</a>
g. Electric vehicle infrastructure	P	P	P	<a href="#">40.260.075</a>
h. Medical marijuana cooperative	X	X	X	<a href="#">40.260.115</a>
i. Marijuana production facilities	X	X	X	<a href="#">40.260.115</a>
j. Marijuana processor 1 facilities	X	X	X	<a href="#">40.260.115</a>
k. Marijuana processor 2 facilities	X	X	X	<a href="#">40.260.115</a>
l. Marijuana retailer facilities	X	X	X	<a href="#">40.260.115</a>

**40.210.010 Forest, Agriculture and Agricultural-Wildlife Districts (FR-80, FR-40, AG-20, AG-WL)**

**A. Purpose.**

1. Forest 80 District. The purpose of the Forest 80 district is to maintain and enhance resource-based industries, encourage the conservation of productive forest lands and discourage incompatible uses consistent with the Forest I policies of the comprehensive plan. The Forest 80 district applies to lands which have been designated as Forest Tier 1 on the comprehensive plan. Nothing in this chapter shall be construed in a manner inconsistent with the Washington Forest Practices Act.
2. Forest 40 District. The purpose of the Forest 40 district is to encourage the conservation of lands which have the physical characteristics that are capable of management for the long-term production of commercially significant forest products and other natural resources, such as minerals.
3. Agriculture 20 District. The purpose of the Agriculture 20 district is to encourage the conservation of lands which have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production.
4. Agricultural-Wildlife. The purpose of the AG-WL district is to encourage the preservation of agricultural and wildlife use on land which is suited for agricultural production, and to protect agricultural areas that are highly valuable seasonal wildlife habitat from incompatible uses. The district provides for activities which can be considered accessory only to agricultural, game, or wildlife habitat management, or recreational uses. Nothing in this chapter shall be construed to restrict normal agricultural practices.

*(Amended: Ord. 2018-01-09; Ord. 2018-10-02; Ord. 2019-03-05; Ord. 2019-07-01)*

**B. Uses.**

The uses set out in Table 40.210.010-1 are examples of uses allowable in the various resource zone districts. The appropriate review authority is mandatory.

- “P” – Uses allowed subject to approval of applicable permits.
- “R/A” – Uses permitted upon review and approval as set forth in Section [40.520.020](#).
- “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).
- “X” – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter [40.260](#), Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

<b>Table 40.210.010-1. Uses</b>					
	<b>FR-80</b>	<b>FR-40</b>	<b>AG-20</b>	<b>AG-WL</b>	<b>Special Standards</b>
<b>1. Residential.</b>					
a. Single-family dwellings and accessory buildings	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	<a href="#">40.260.010</a>
b. Rural accessory dwelling unit	P	P	P	P	<a href="#">40.260.022</a>
c. Guest house	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	<a href="#">40.260.010</a>
d. Family day care centers	P	P	P	P	<a href="#">40.260.160</a>
e. Adult family homes	P	P	P	P	<a href="#">40.260.190</a>
f. Home business – Type I	P	P	P	P	<a href="#">40.260.100</a>
g. Home business – Type II	R/A	R/A	R/A	R/A	<a href="#">40.260.100</a>
h. Bed and breakfast establishments (up to two (2) guest bedrooms)	R/A	R/A	R/A	R/A	<a href="#">40.260.050</a>
i. Bed and breakfast establishments (three (3) or more guest bedrooms)	C	C	C	C	<a href="#">40.260.050</a>
j. Garage sales	P	P	P	P	<a href="#">40.260.090</a>
k. Temporary dwellings	P	P	P	X	<a href="#">40.260.210</a>
<b>2. Services, Business.</b>					
a. Commercial nurseries predominantly marketing locally produced plants and associated landscaping materials	R/A	R/A	R/A	C	
b. Roadside farm stand	P	P	P	P	<a href="#">40.260.025</a>
c. Agricultural market	P	P	P	X	<a href="#">40.260.025</a>
d. Commercial kennels on a parcel or parcels five (5) acres or more	R/A	R/A	R/A	X	<a href="#">40.260.110</a>
e. Private kennels	P	P	P	P	<a href="#">40.260.110</a>
f. Animal boarding and day use facilities	P	P	P	X	<a href="#">40.260.040</a>
<b>3. Services, Amusement.<sup>10</sup></b>					
a. Public recreation, scenic and park use <sup>10</sup>	P	P	P	C <sup>3</sup>	
b. Public interpretive/educational uses <sup>10</sup>	P	P	P	P	

Table 40.210.010-1. Uses					
	FR-80	FR-40	AG-20	AG-WL	Special Standards
c. Dispersed recreation and recreational facilities such as primitive campsites, trails, trailheads, snowparks and warming huts <sup>10</sup>	P	P	P	X	
d. Public recreation accessways, trails, viewpoints, and associated parking <sup>10</sup>	P	P	P	P	
e. Regional recreational facilities designed and developed through a public master planning process <sup>10</sup>	P	P	P	P	
f. Private recreation facilities, including retreats, but excluding such intensive uses as country clubs and golf courses	C	C	C	C <sup>3</sup>	
g. Country club and golf courses	X	X	C	X	
h. Equestrian facility	P	P	P	X	<a href="#">40.260.040</a>
i. Equestrian events center	C	C	C	X	
j. Circuses, carnivals or amusement rides	R/A	R/A	R/A	R/A	
<b><u>l. Guest ranches</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>X</u></b>	<b><u>40.260.095</u></b>
4. Services, General.					
a. Event facilities < five thousand (5,000) sq. ft.	X	C	C	X	
b. Tasting room and event facilities in conjunction with a winery	P	P	P	X	<a href="#">40.260.245</a>
5. Services, Membership Organization.					
a. Churches	X	C	C	X	
6. Services, Educational. <sup>10</sup>					
a. Public and private elementary and middle schools serving a student population primarily outside of urban growth boundaries	C	C	C	X	<a href="#">40.260.160</a>
7. Public Service and Facilities. <sup>10</sup>					
a. Ambulance dispatch facilities <sup>10</sup>	C	C	C	C	<a href="#">40.260.030</a>
b. Government facilities <sup>10</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	C <sup>5</sup>	
c. Public corrections facilities <sup>10</sup>	C	C	C	X	
8. Resource Activities.					
a. Agricultural	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P	
b. The growing, harvesting and transport of timber, forest products and associated management activities in accordance with the Washington Forest Practices Act of 1974 as amended, and regulations adopted pursuant thereto	P	P	P	X	
c. Wildlife game management	P	P	P	P	
d. Plant nurseries	P	P	P	P	
e. Removal, harvesting, wholesaling and retailing of vegetation from forest lands including but not	P	P	P	C	Chapter <a href="#">40.440</a>

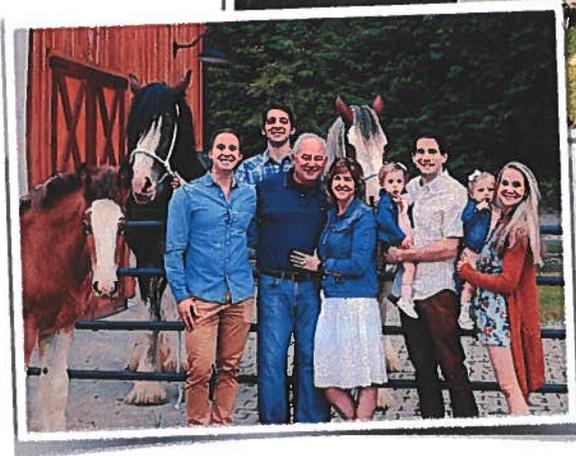
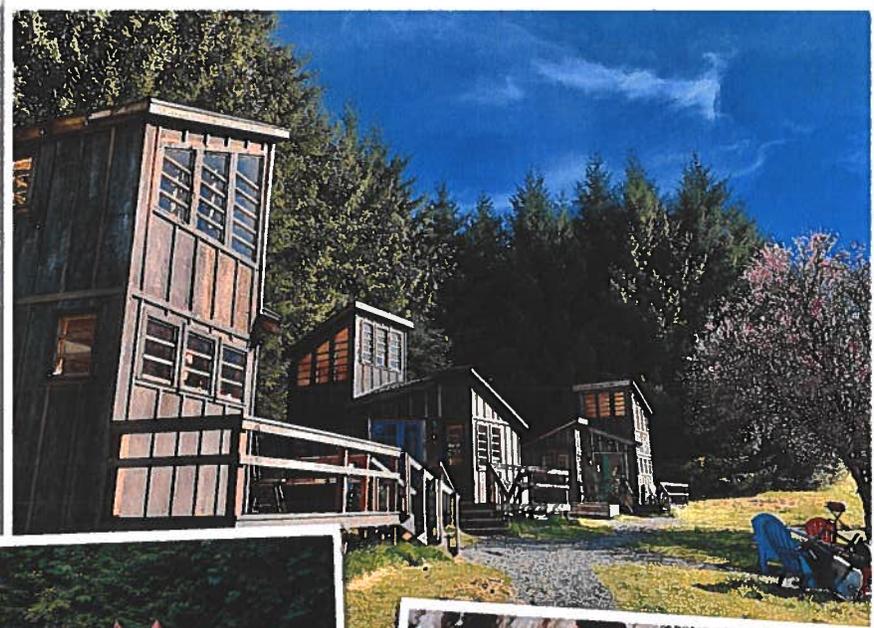
Table 40.210.010-1. Uses					
	FR-80	FR-40	AG-20	AG-WL	Special Standards
limited to fuel wood, Christmas trees, salal, berries, ferns, greenery, mistletoe, herbs and mushrooms					
f. Silviculture	P	P	P	C	<a href="#">40.260.080</a>
g. Aggregate extraction and processing for the purposes of construction and maintenance of a timber or agricultural management road system	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	X	<a href="#">40.250.022</a>
h. Exploration for rock, gravel, oil, gas, mineral and geothermal resources	P	P	P	X	<a href="#">40.250.022</a>
i. Extraction of oil, gas and geothermal resources, in accordance with all applicable local, state and federal regulations	R/A	R/A	R/A	X	<a href="#">40.250.022</a>
j. Commercial uses supporting resource uses	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	X	
k. Accessory buildings	P	P	P	P	<a href="#">40.260.010</a>
l. Housing for temporary workers	P	P	P	P	<a href="#">40.260.105</a>
m. Sawmills greater than ten thousand (10,000) board feet per day, and other products from wood residues, drying kilns and equipment	C	C	C	X	
n. Forestry, environmental and natural resource research and facilities	P	P	P	C	
o. The processing of oil, gas and geothermal resources	C	C	C	X	
p. Heliports, helipads and helispots used in conjunction with the resource activity	P	C	C	X	<a href="#">40.260.170</a>
9. Other.					
a. Signs	P	P	P	P	Chapter <a href="#">40.310</a>
b. Utilities, structures and uses including but not limited to utility substations, pump stations, wells, watershed intake facilities, gas and water transmission lines	P	P	P	C	<a href="#">40.260.240</a>
c. Wireless communications facilities	P/C <sup>9</sup>	P/C <sup>9</sup>	P/C <sup>9</sup>	P/C <sup>9</sup>	<a href="#">40.260.250</a>
d. Dams for flood control and hydroelectric generating facilities	C	C	C	C	
e. Solid waste handling and disposal sites	C	C	C	C	<a href="#">40.260.200</a>
f. Private use landing strips for aircraft	C	C	C	X	<a href="#">40.260.170</a>
g. New cemeteries and mausoleums, crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematorium is within two hundred (200) feet of a lot in a residential district	X	X	X	C	
h. Expansion of existing cemeteries	P	P	P	P	
i. Temporary uses	P	P	P	P	<a href="#">40.260.220</a>

<b>Table 40.210.010-1. Uses</b>					
	<b>FR-80</b>	<b>FR-40</b>	<b>AG-20</b>	<b>AG-WL</b>	<b>Special Standards</b>
j. Electric vehicle infrastructure	P	P	P	P	<a href="#"><u>40.260.075</u></a>
k. Medical marijuana cooperative	X	X	X	X	<a href="#"><u>40.260.115</u></a>
l. Marijuana production facilities	X	P	P	X	<a href="#"><u>40.260.115</u></a>
m. Marijuana processor 1 facilities	X	X	P	X	<a href="#"><u>40.260.115</u></a>
n. Marijuana processor 2 facilities	X	X	X	X	<a href="#"><u>40.260.115</u></a>
o. Marijuana retailer facilities	X	X	X	X	<a href="#"><u>40.260.115</u></a>

Clydesdale Outpost  
Clark County, Washington

# Clydesdale Outpost

A Guest Ranch in Clark County, Washington

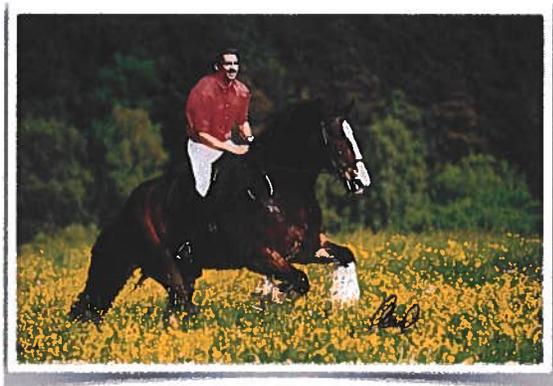


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# About Clydesdale Outpost

## Breeding History of Far Forest Ranch



It all started in 1995 in Fernwald, Germany. When Benjamin Arnold and his father Karl Arnold purchased their first draft horses: Princess, Dylan and Royal. In 2009 Benjamin visited the American National Clydesdale Show in Milwaukee, Wisconsin. Soon after, he purchased two Clydesdales (Impression and Belle) from Texas and one Clydesdale Stallion Thunder from Ontario, Canada and flew

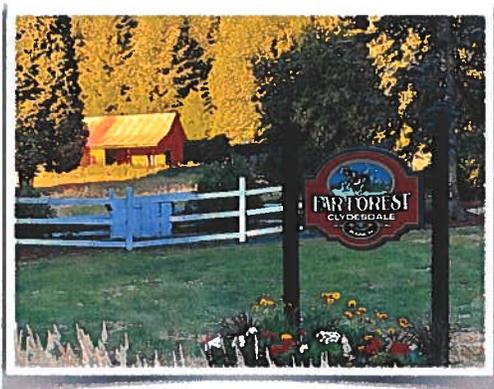
them to Fernwald, Germany. Their hobby had transformed into importing horses from America and developing award-winning bloodlines, and Karl's favorite, driving their carriage through town. Benjamin Arnold met Matthew Ladensack in 2013 and decided to immigrate to America when they were married.

Together they began to build their dream of owning their own farm and continuing Far Forest's traditions in



Washington State. At Far

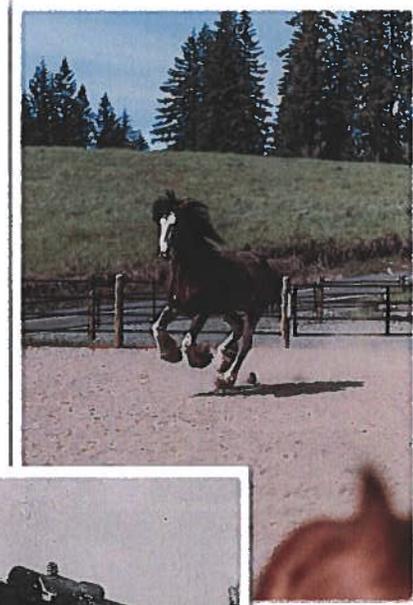
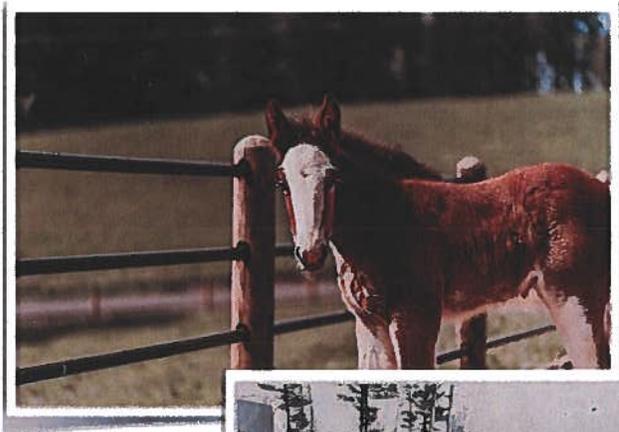
Forest Ranch their passion is breeding *world-class* Clydesdale Horses. In 2015 Benjamin and Matthew Arnold-Ladensack launched their breeding in the USA and began a showing career in North America. The Far Forest Clydesdale breeding operation is based on some of the original horse bloodlines and allows guests the opportunity to learn about Clydesdales while enjoying the many recreational opportunities in Clark County.



# Cultural Significance

## Horses & Clark County

The long tradition of logging in the rural areas of Clark County lend to the extensive admiration of draft horses which were used to pull and plow from the late 1800s to the 1960s. Today there are over 30,000 horses in Clark County, but even rarer are draft horses. Our goal is to preserve and showcase this vulnerable breed in order to educate those interested in learning about breeding and preserving bloodlines.



# Economic Impact

## Expanding Agrotourism/Rural Tourism in Clark County

The majority of guests at Clydesdale Outpost visit local wineries such as Doilio & Moulton Falls, eat out at restaurants like Fargher Lakehouse, visit bars such as Nick's and Timbers + Countree Kitchen and shop locally at markets in Amboy, Yacolt and Battle Ground.

Guests are drawn to the natural beauty of the area and most explore many of the National, State and County parks such as attractions including: Mount Saint Helens, the Cedar Creek Grist Mill, The Ape Caves & Lava Tubes, Battle Ground Lake, Sunset, Lucia and Moulton Falls, Downtown Vancouver, North Clark Historical Museum and the Downtown Vancouver Farmer's Market.

Clark County has an amazing opportunity to expand revenue as the rural areas become more popular with people looking for natural outlets. Currently taxes are automatically collected and dispersed on rental platforms directly to Clark County. Clark County residents and overall tourists are craving unique places and experiences to adventure to making this is an important opportunity for Clark County's growth.



# Social Impact

## Overall Need & Guest Review

With over 4,000 local inquiries to see and interact with the Clydesdale horses there is a need from our immediate community for this type of unique, hands-on experience. A recent guest wrote:

### **What a Magical Place!**

"I was looking for somewhere unique to take my girls 9 and 10 and did we find that place here. When we first arrived, we were greeted by 3 incredible Clydesdale horses. These impressive animals are so beautiful! We then went to our cabin and it was just as we expected and more. My girls fell in love with the record player as they had never seen one before let alone listened to one. I had to chuckle at that. They played folk songs and 1950's music the entire time we were there while playing board games that were in the cabin. The cabin was clean, bright and just right for the 3 of us. I would sit outside each morning with my coffee and just enjoy the quiet beauty of the property. Oh and to be greeted by the horses every day was beyond cool. We were able to feed them some treats, it was so special for me and my girls. I cannot express how stunning these horses are. At one point we were able to see them running side by side, that made our day for sure.

And last but not least, big kudos to our host Matt who was so responsive to all my random questions before we arrived and incredibly welcoming while we were there. Clydesdale Outpost had this ability to make me feel relaxed, peaceful and at home. We will definitely be coming here again. Thank you Matt and Ben for such a memorable trip!" - Lynette Shaw