

**EXHIBIT 2
FOWLER CREEK GUEST RANCH
PHASING PLAN**

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Kittitas County CDS

The following is the Phasing plan for the Fowler Creek Guest Ranch:

This Phasing plan accompanies the application for the Conditional Use Permit for the Fowler Creek Trails Guest Ranch (Project) as provided for in the responses to KCC 17.60A, KCC17.30A, and the associated SEPA document. This Phasing Plan is for the approval and the development of the Project by and in Kittitas County and is a best-case scenario. The actual timeline for the approval process is unknown as the timeline will vary depending on the pending approvals from jurisdictions both within and outside of the Kittitas County approval process such as domestic water transfer approvals and building permits. In addition, the development and construction of the Phases of the Project will vary depending on market conditions, national health conditions, weather, financing, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. An estimated projected phased buildout schedule is included below and is titled:

**FOWLER CREEK GUEST RANCH
12 -YEAR PHASED BUILDOUT PROJECTION**

Phase 1: Year 1

Phase 1: Year 1 of the development of the Project will be the improvement of the Fowler Creek Road entrance into the Project. In addition, the main ranch house is scheduled to be remodeled. Five recreational vehicle parking sites with the associated required infrastructure will be created during this phase of the project as well as 2 Residential Habitats.

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather,

financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season. Residential Habitats may be built during this phase.

Phase 2: Year 2

***Phase 2: Year 2** will include the development of five additional recreational vehicle parking sites along with the associated required infrastructure. In addition, if the market and financial conditions of the economy make it possible, the Granite Creek Road (FS 4517) entrance development will begin. It is estimated that during this Phase the Project will construct 20% of trails and recreational facilities depending on weather and ground conditions. The on site barn may begin construction during this phase. Residential Habitats may be built during this phase.*

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.

Phase 3: Year 3

***Phase 3: Year 3** will include the continued development of the guest ranch facilities including five additional recreational vehicle sites and 10% of the remaining recreational facilities. The bed and breakfast will also be constructed during this phase. The Granite Road entrance will*

be completed. The barn gathering center is scheduled to be completed during this phase. The first cabin will be constructed. Residential Habitats may be built during this phase.

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.

Phase 4: Year 4

Phase 4: Year 4 *will include the continued development of the guest ranch facilities including five additional recreational vehicle sites and construction of 10% of the remaining recreational facilities. The second cabin will be constructed. Residential Habitats may be built during this phase.*

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.

Phases 5-12: Year 5 through 12

These phases will include the continued development of the unbuilt guest ranch facilities including the construction of the remaining recreational facilities. The remaining ten recreational vehicle sites will be developed. The remaining seven cabins and any other unbuilt facilities are planned to be constructed during these phases. Residential Habitats may be built during these phases.

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.

Notes Effecting the Phasing Plan

- 1. Amenity and recreational facility construction and operation, including indoor and outdoor facilities, may be initiated and/or continued during any Phase of the Project.*
- 2. Recreational use of the property may occur during all Phases of development and may proceed during any Phase.*
- 3. The Project is projected to be developed over a period of twelve years with a possible five-year extension. It is the goal of the Applicant and Project to be completed within the 12-year period as identified above, but, as has been experienced during past years, any political, environmental, health, economic, and development cycles may increase or*

decrease the development period of the Project. Therefore, the Phases and the development period may be slowed or accelerated as circumstances require or allow.

- 4. Market and/or weather or seasonal conditions may impact the rate of development. The Project may accelerate if approvals and conditions allow for said acceleration. The Project may decelerate if approvals, market conditions and/or other conditions cause said deceleration.*
- 5. Indoor and/or outdoor recreational facilities may be constructed and operated during any of the Phases.*
- 6. Rental and operation of any completed facilities may start and occur during any phase of the Project.*
- 7. The land within the recreational areas may continue to evolve as recreational interests change over the life of the Project.*
- 8. If approvals occur later than planned or if other actions or conditions delay development of the phasing of the Project, the entire Project may be delayed. The progress of the development of items may accelerate or decelerate.*
- 9. The Project is designed in such a manner that each Phase may follow the proceeding Phase, but Phases may be constructed simultaneously and out of order. Infrastructure may be constructed beyond the current Phase that is under construction.*