

REQUEST FOR PREAPPLICATION-CONFERENCE WAIVER WRITTEN
JUSTIFICATION

For Fowler Creek Guest Ranch Conditional Use Permit

RECEIVED
AUG 10 2023

Applicant: Fowler Creek Trails, LLC

Kittitas County CDS

Representative: Pat Deneen

Request: Pre-application waiver for a conditional use permit for a recreational guest ranch.

Narrative: Pat Deneen, as a representative for the applicant with ownership interest in the land and project, Fowler Creek Trails, LLC, is requesting a pre-application conference waiver for the project titled "Fowler Creek Guest Ranch"

The applicant justifies the waiver request as follows:

1. The project is very similar to prior proposals affecting the same property. The applicant has owned and developed portions of this property since the early 2000s. In addition, Pat Deneen has created the Evergreen Valley Water System, Inc. and Evergreen Valley Sewer System, Inc., both of which will be serving this project.
2. The project is very similar to other projects developed by the same applicant, Pat Deneen, including the Palomino Trails PUD, the Pacific West Mountain Resort PUD, the Cle Elum River Trails PUD, the Evergreen Valley PUD, the Big Creek Trails PUD, the Roslyn Ridge Village, and The Ranch on Swauk Creek.

Many of these projects are substantially more complex than the proposed conditional use permit for Fowler Creek Guest Ranch.

The applicant has attached a completed application for the conditional use permit, a completed SEPA checklist, and a response to KCC 17.60A whereby the applicant has responded to every relevant section of this code which demonstrates the support of the project.

Thank you for considering this application.

Blue Jay Land Company LLC
Pat Deneen, Project Manager and Principal