



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF REVISED APPLICATION

Notice of Application: September 19, 2023

Application Received: August 10, 2023

Application Complete: September 19, 2023

Application Revised: June 24, 2024

Project Name File Number: Fowler Creek Guest Ranch (CU-23-00003)

Applicant: Fowler Creek Trails, LLC (Owner)

Location: Parcel# 949851, 949853, 949854, 949855, 949867, 949868, 949869, 949870, 949871, 949873, 949874, 949875, 954547, 954548, 954549, 17435 located at 981 Fowler Creek Road approximately .5 miles west of the intersection of Westside Road, in Section 03, Township 19, Range 14, bearing Assessor's Map# 19-14-03054-0011 in Kittitas County.

Proposal: The proposed guest ranch would provide a unique and sustainable destination for the purpose of providing a location for vacationing, recreation, family gatherings, bed and breakfast facilities, celebrations, lodging, weddings, recreational vehicle camping, camping, events and similar pursuits. The subject parcel is zoned R-5 Rural Residential with a Rural Residential land use designation. Guest ranches are allowed in this zone with a Conditional Use Permit.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-23-00003 Fowler Creek Guest Ranch" Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Thursday, July 26, 2024**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-350, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. A copy of the threshold determination may be obtained from the County once made.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Conditional Use Permit

Required Studies: SEPA

Designated Permit Coordinator (staff contact): Jamey Ayling, Staff Planner: (509) 962-7506; email at jamey.ayling@co.kittitas.wa.us

To: Jamey Ayling

Re: Fowler Creek Guest Ranch (CU-23-00003)
Reduction of Project Size and Scope

Date: June 24, 2024

In response to public, staff and agency feedback, Fowler Creek Trails LLC has significantly reduced the size and complexity of their proposed conditional use application. Here's a breakdown of the changes:

- Elimination of Rental Cabins: The plan to build 10 short-term rental cabins has been eliminated. This will reduce traffic and overall activity on the property.
- Elimination of Wetlands Residential Habitats: All residential habitats planned for wetlands has been eliminated to protect the sensitive environment.
- Elimination of Non-Wetland Residential Habitats: The project will no longer include any residential habitats in or out of the wetlands. This streamlines the project, minimizes its footprint and reduces overall activity on the property

These changes significantly reduce the project's scale. Originally, the proposed development spanned 84.3 acres. With the above adjustments, the area impacted by the project will be roughly 34.9 acres, a footprint decrease in size of over 50%.

We request that the land encumbered by the proposed conditional use permit be reduced from 84.3 acres to 34.9 acres as identified in the attached exhibits.

Exhibits Attached:

- Exhibit 1: An aerial photo (source: Kittitas County Compas) shows the reduced project area shaded in dark.
- Exhibit 2: A parcel map (source: Kittitas County Compas) outlines the reduced project area in blue.

Fowler Creek Trails, LLC
Pat Deneen, Agent