



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: September 19, 2023

Application Received: August 10, 2023

Application Complete: September 19, 2023

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

Applicant: Fowler Creek Trails, LLC (Owner)

Location: Parcel# 949851, 949853, 949854, 949855, 949861, 949862, 949863, 949865, 949866, 949867, 949868, 949869, 949870, 949871, 949873, 949874, 949875, 954540, 954541, 954542, 954543, 954544, 954545, 954546, 954547, 954548, 954549, 954550, 954551, 954552, 954553, 382736, 785434, 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, October 5, 2023**. 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