



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, February 18, 2021
Application Received: Monday, January 11, 2021
Application Complete: Monday, February 8, 2021

Project File Number: ACU-21-00001
Project Name: Sweetwater Ranch
Applicant: Sweetwater Ranch Enterprises, LLC, Landowner.

Location: 2 parcels #205736 and #558434, in a portion of Section 29, T19, R19, WM in Kittitas County, bearing Assessor's map numbers 19-19-29000-0023 and 19-19-29000-0022.

Proposal: Sweetwater Ranch Enterprises, LLC, landowner is proposing an event center that will hold events including but not limited to weddings, barbecues, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. The subject property is zoned Agricultural-20.

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 CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-21-00001 Sweetwater Ranch", Phone: (509) 962-7539

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, March 5, 2021. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1540⁰⁰.Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Required Permits: Administrative Conditional Use Permit

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us