

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION: SUNCADIA PHASE 1 DIVISION 12 BINDING SITE PLAN AMENDMENT (BS-13-00001)

Notice of Application: September 20, 2013
Application Received: July 23, 2008
Application Complete: June 1, 2011

Project Name (File Number): Suncadia Phase 1 Division 12 Amendment (BS-13-00001)

Applicant: Jeff Hansell authorized agent for East AHM Development LLC, landowner

Location: Multiple tax parcels (condominiums), located approximately 3.5 miles west of the City of Cle Elum, in Suncadia at the end of Suncadia Trail Road in a portion of section 19, Township 20N Range 15E Assessors map number for location reference 20-15-19058-0001.

Proposal: Jeff Hansell authorized agent for East AHM Development LLC, landowner, has submitted Binding Site Plan Amendment application to reconfigure one structure and the underlying property lines of a previously approved condominium complex. The subject property is zoned Master Planned Resort.

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 <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **October 7, 2013**. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

Environmental Review (SEPA): The Lead Agency for this project (Kittitas County Community Development Services) is incorporating by reference existing environmental documentation as provided for in WAC 197-11-635. The County has issued a Determination of Non-Significance (DNS) for this proposal. A copy of the threshold determination is enclosed.

Under Title 15A.03.080, Binding Site Plans and their Amendments are processed in an abbreviated administrative format, which does not involve a public hearing. 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 the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500⁰⁰.

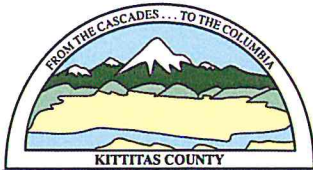
Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: 509-962-7506; email at jeff.watson@co.kittitas.wa.us



Signature of Planner of Record

9/17/2013

Date



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DETERMINATION OF NONSIGNIFICANCE AND INCORPORATION BY REFERENCE OF EXISTING DOCUMENTATION

Description of current proposal: *Suncadia Phase 1 Division 12 Binding Site Plan Amendment; BS-13-00001.*

Proponent: *Jeff Hansell authorized agent for AHM Development LLC, landowner.*

Location of current proposal: *The property is located approximately 4.5 miles west of Cle Elum in Suncadia at the end of Suncadia Trail Road in a portion of section 19, Township 20N Range 15E Assessors map number 20-15-19058-0001.*

Title of document being incorporated: *MountainStar Master Planned Resort Final Environmental Impact Statement Volume 1 and 2, and MountainStar Master Planned Resort Environmental Impact Statement Addendum.*

Date incorporated document was prepared: *EIS April 2000; Addendum March 2002.*

Description of document (or portion) being incorporated: *Environmental Impact Statement with Appendices; Environmental Impact Statement Addendum.*

If the document being incorporated has been challenged (WAC 197-11-630), please describe: *The EIS was appealed in July of 2000; the appeal was denied by the Kittitas County Board of Commissioners on July 12, 2000.*

The document is available to be read at (place/time):

*Kittitas County Community Development Services
411 North Ruby Suite 2
Ellensburg WA 98926
8:00 am to 5:00 pm*

The lead agency for this Binding Site Plan Amendment proposal; BS-13-00001 Suncadia Phase 1 Division 12 Binding Site Plan Amendment; has determined that, under the provisions outlined in WAC 197-11-635, the completed Environmental Impact Statement and subsequent Addendum on file with the lead agency is sufficient to make a threshold determination. Kittitas County Community Development Services has identified and incorporated by reference this document as being appropriate for this proposal after independent review. The document meets the lead agency's environmental review needs for the current proposal and will accompany the proposal to the decision maker. This information is available to the public on request.

Comment Period: *There is no comment period for this DNS.*

Name of agency adopting document: *Kittitas County Community Development Services.*

Contact person, if other than responsible official: *Jeff Watson* Phone: *509-933-8274*

Responsible official: *Robert "Doc" Hansen*

Position/title: *Planning Official* Phone *509-962-7506*

Address: *411 North Ruby Suite 2*
Ellensburg WA 98926

Date *9-17-2013*

Signature *Robert 'Doc' Hansen*