



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

Date of this Notice of Application: September 8, 2014
Date of Initial Application: June 19, 2014
Date of Notice of Completion: August 5, 2014
Project Name (File Number): Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002)

Applicant: MTA Holdings LLC c/o Steve Gordon, Anderson Hay and Grain Inc.

Agent: Cassandra Moore, Grette Associates, LLC

Location: This proposal is located near the intersection of Anderson Road and Umptanum Road, within the Urban Growth Area of the City of Ellensburg. More specifically, it consists of six (6) parcels located west of Anderson Road and North of Umptanum Road in a portion of Section 11, T.17N., R.18E., W.M. in Kittitas County; Assessor’s map numbers 17-18-11000-0006, -0010, -0017, -0024, -0025, and -0026.

Proposed Project: This project proposal is to rezone six (6) parcels from Urban Residential to General Industrial. This request is to more accurately reflect the existing use of the current properties and be more consistent with the surrounding uses to the east of the proposal. Additionally, this rezone will allow for Anderson Hay and Grain to construction a new office building to support their existing operation and employees. A comprehensive plan text and map amendment (CP-14-00001), rezone application (RZ-14-00002) and a SEPA environmental checklist application (SE-14-00006) were submitted as part of the application packet. This project is being processed through the 2014 Annual Comprehensive Plan Docket Process.

Materials Available for Review: The submitted application materials and related file documents may be examined by the public at the Kittitas County Community Development Services (CDS) department at 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Comp Plan Amendment Applications&project=CP-14-00001+Anderson+Hay](http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Comp+Plan+Amendment+Applications&project=CP-14-00001+Anderson+Hay).

Written Comments on this proposal in regards to the SEPA determination can be submitted to CDS any time prior to 5:00 p.m. on September 23, 2014. Per Kittitas County Code 15B.03.03.040(2), written comments shall be allowed from the date of docketing up to the date of closing of the public written testimony portion of the public hearing. 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. 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, Title 17A Critical Areas, 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.

Public Hearing: This project is being reviewed through the 2014 Annual Comprehensive Plan Docket Process. Therefore an open record hearing is tentatively scheduled to be held before the Kittitas County Planning Commission at 6:00 pm on October 7, 2014. Additionally, an open record hearing is tentatively scheduled to be held before the Board of County Commissioners at 6:00 pm on November 4, 2014. A Public Hearing Notice for the 2014 Annual Comprehensive Plan Docket Process will be issued establishing the date, time and location of these hearings.

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planner II, 509-962-7506