

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Project Name:** GT Ranch Conditional Use Permit

**Project File Number:** CU-14-00001

**Applicant:** Lenny Morrison for GT Ranch LLC landowner

**Application Received:** Tuesday, February 4, 2014

**Application Complete:** Tuesday, July 22, 2014

**Notice of Application:** Thursday, August 28, 2014

**Location:** 3 parcels, located approximately 1/2 mile east of Thorp, in a portion of Section 12, T18N, R17E, WM in Kittitas County, bearing Assessor's map numbers 18-17-12020-0003, 18-17-12020-0003, and 18-17-12020-0004.

**Proposal:** Lenny Morrison authorized agent for GT Ranch LLC, landowner, has submitted a conditional use application to dig two 3 acre ponds, excavated material to be sold for construction material; on approximately 98 acres. The subject property is zoned Agriculture 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 the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional+Use+Permits). Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, September 12, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

**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:** An open record hearing will be scheduled before the Kittitas County Hearings Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Required Permits:** Conditional Use Permit, DOE General Sand & Gravel Permit, Flood Plain Permit

**Required Studies:** None.

The following development regulations will be used for project mitigation and consistency:

Kittitas County Comprehensive Plan, Zoning Ordinance, Critical Areas, Flood Development, & Environmental Policy

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)