



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION Vista West Performance Based Cluster Plat March 25, 2010

Application Received: December 16, 2009
Application Complete: January 13, 2010

Project Name: Vista West Performance Based Cluster Plat (LP-09-00001).

Applicant: Dave Blanchard, authorized agent for Fortune Creek LLC., landowner.

Location: Southwest of the City of Cle Elum, accessed off of Storie Lane via Nelson Siding Road, Cle Elum, WA. The property is located in a portion of the North ½ of Section 33, T20N R14E WM. in Kittitas County. Map number: 20-14-33000-0007.

Proposed Project: The applicant requests preliminary plat approval for an 10-lot performance based cluster plat on approximately 21.09 acres of land that is zoned Rural-3. Water and wastewater treatment would be provided onsite via Group B wells and onsite individual septic systems.

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/current/>.
Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on April 9, 2010. 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 16 Subdivisions, 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 Hearing 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.

Staff contact: Dan Valoff, Staff Planner; (509) 962-7637; email at dan.valoff@co.kittitas.wa.us