



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: July 29, 2009
Application Received: June 18, 2009
Application Complete: July 9, 2009

Project Name (File Number): Yellowstone Trail Estates (LP-09-00006)

Applicant: Encompass Engineering & Surveying, agent for property owner Gary Maughan

Location: Three tax parcels, located at the end of Yellowstone Road just east of Interstate 90 near the summit of Snoqualmie Pass at the eastern half of Section 9, T22N, R11E, W.M. in Kittitas County. Assessor's map numbers 22-11-09014-0014, 22-11-0914-0015, & 22-11-09041-0001.

Proposal: Landowner Gary Maughan has submitted a Preliminary Plat application to subdivide approximately 18.09 acres into 55 single-family residential lots. The subdivision will be completed in two phases: Phase I – Lots 1-40 and Phase II Lots 41-55. Each lot will be a minimum of 6,000 square feet. The subject property is zoned Forest and Range. The project is proposed to have water and sewer service provided by the Snoqualmie Pass Utility District. A snow management plan and conceptual engineered stormwater and road plans have been requested. Final plat approval, grading permits, and building permits will be required.

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 August 13, 2009. 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.

Designated Permit Coordinator (staff contact): Katie Cote, Contract Planner: (206) 382-9540; email at kcote@gordonderr.com