



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

### PLANNED UNIT DEVELOPMENT NOTICE OF APPLICATION

**Project Name:** Carrier Heights Planned Unit Development

**Project File Number:** PD-16-00001

**Applicant:** MDJ Contractors, LLC

**Application Received:** November 1<sup>st</sup>, 2016

**Application Complete:** November 30<sup>th</sup>, 2016

**Notice of Application:** May 8<sup>th</sup>, 2017

**Location:** 1 parcel, located approximately one half mile northeast of Ellensburg, bearing Assessor’s Map Number 18-18-27030-0019 at Section 27, T18, R18, and covering 4.47 acres.

**Proposal:** MDJ Contractors, LLC, has submitted an application to rezone the parcel to a Planned Unit Development.

**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=Rezones>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on May 23<sup>rd</sup>, 2017. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. The record will be available for public viewing at CDS, published for informational purposes on the county web site, and disclosed as part of any inquiry submitted to the county with respect to this application now or at any time in the future under the Washington State Public Records Act (RCW 42.56). Individuals, organizations, and public entities submitting comments which include return address contact information (email or USPS mailing return addresses) will become parties of record and as such will receive notifications and determinations as well as have an opportunity to appeal decisions and determinations regarding this application as outlined in Kittitas County Code (KCC) 15A.06.010, RCW 43.21C.060, RCW 43.21C.075, and RCW 36.70C where appropriate.

**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 Board of Adjustment 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 Studies:** To be determined through the SEPA process.

The following development regulations will be used for project mitigation and consistency:  
Kittitas County Comprehensive Plan & Zoning Ordinance.

**Designated Permit Coordinator (staff contact):** Dan Carlson, Director, Community Development Services

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