



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Project File Number: DV-24-00001

Project Name: Ranch on Swauk Creek Meadows Development Agreement

Applicant: Ranch on Swauk Creek LLC.

Agent: Mike Jones, authorized agent for Ranch on Swauk Creek, LLC.

Notice of Application: June 24, 2024

Application Received: January 25, 2024

Application Complete: June 23, 2024

Location: The subject property is approximately a total of 487.43 acres and is located west of US HWY 97, and south of Ranch and Burke Roads of sections 27, 28, 33, 34 all within T 20N., R 17E., W.M. in Kittitas County. Parcel numbers 20-17-28000-0007, -0006, -0001, -0004, -0003, -0002, -0005, 20-17-33000-0001, -0008, -0023, -0025, -0019, -0024, -0026, 20-17-28030-0010, -0011, 20-17-27030-0005, -0007, -0002, -0009, -0006, -0003, and 20-17-34000-0002, -0006.

Proposal: Ranch on Swauk Creek, LLC, obtained preliminary approval for the Ranch on Swauk Creek Planned Unit Development (z-06-27) with associated preliminary plat (P-06-27) under Ordinance # 2006-59 on December 5th, 2006. Pursuant to the conditions of the approval, Ranch On Swauk Creek has submitted a draft Development Agreement. The draft Development Agreement includes provisions including, but not limited to, allowed uses, development standards, timelines, and mitigation measures. The specific request of the development agreement is to provide an actual project deadline of 30 years from the Development Agreement approval date.

Materials Available for Review: The submitted application, draft agreement, 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 by navigating to <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and then to "Development Agreements" and then to the project file number. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on July 26, 2024. 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.

Environmental Review (SEPA): Pursuant to WAC 197-11-600(4)(a) the County has adopted the SEPA MDNS issued on September 25, 2006 as part of the original Ranch on Swauk Creek Planned Unit Development. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Board of County Commissioners. A public hearing Notice will be issued establishing the date, time, and location of this hearing.

Required Permits: Final Plat, and Final Development Plan(Previously approved)

Required Studies: To be determined during comment period, if any.

Designated Permit Coordinator (staff contact): Jamey Ayling (509) 962-7065; email at jamey.ayling@co.kittitas.wa.us.