



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Monday, March 9, 2020
Application Received: Wednesday, December 18, 2019
Application Complete: Wednesday, January 29, 2020

Project File Number (s): LP-19-00003 and SD-19-00002

Project Name: Wallace Ranch Conservation Plat

Authorized Agent: Charles Marshal

Location: The project area is located approximately 3 miles east of the City of Cle Elum along the Yakima River. It includes 72 parcels owned by Wallace Ranch II, LLC. The parcels span sections 3, 10, 11, 12, 13, and 14 of T19N, R16E, W.M., Kittitas County. See project application materials for specific parcel numbers.

Proposal: Charles Marshal, authorized agent for Wallace Ranch II, LLC., landowner, submitted an application for a 58 lot Conservation Plat on approximately 1163.7 acres of land that is zoned Forest and Range. The proposed lots range in size from two (2) to five (5) acres. The project proposal includes three development areas, one of which is within shoreline jurisdiction requiring a Shoreline Substantial Development application to be processed concurrently with the Conservation Plat application.

Materials Available for Review: All review materials for both file numbers are located under the plat file number (LP-19-00003 Wallace Ranch) on the County Web Site. 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/default.aspx> and navigating to "Long Plats" then the "Project File Number" as indicated in this notice. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, April 8, 2020**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: 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 and the Fire Code. A copy of the threshold determination may be obtained from the County once made

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

Required Permits: Preliminary and Final Plat approval, SEPA, and Substantial Shoreline Development approval.

Designated Permit Coordinator (staff contact): Jeremy Johnston Planner II: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us