

**Notice of Application  
East Peak Reasonable Use  
Variance  
RU-22-00002**

NOTICE IS HEREBY given that East Peak Development, LLC, landowners, submitted a Reasonable Use application on March 18, 2022 pursuant to Kittitas County Code 17A.01.060 on approximately 26.89 acres of land zoned Planned Unit Development. The applicant is requesting a reasonable use exception to the 150-foot buffer and 15-foot building setback for a Type III wetland and the 50-foot buffer and 15-foot setback for a Type Ns stream. The variance will accommodate the development of seven attached townhome units and a multifamily residential building with approximately 50 units. Additionally, site road and utility infrastructure will be installed as part of the development. This development is in accordance with Hyak Planned Unit Development (RZ-87-00002). The subject property is parcel # 961450 located on East Hyak Dr and begins approximately 0.07 miles south of the intersection of East Hyak Drive and State Route 906 in Snoqualmie Pass, WA bearing Assessor's Map number 22-11-15060-0004 in Kittitas County.

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>, under "Reasonable Use" & under permit number "RU-22-00002". Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. April 22, 2022. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17A.01.060(1)(a), Reasonable Uses are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

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