



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

### NOTICE OF APPLICATION: RE-NOTICE

**Re-notice of Application:** August 10, 2018

**Original Notice of Application:** May 8, 2017

**Application Received:** PUD- November 1, 2016 & Plat- March 15, 2017

**Application Complete:** November 30, 2016

**Project File Number(s):** PD-16-00001 and LP-17-00004

**Project Name:** Commons at Dry Creek PUD and Preliminary Plat

**Applicant:** MDJ Contractors, LLC

**Reason for Re-notice:** This project is being re-noticed for the following reasons: 1) to ensure the proposal is reviewed as one project and not two separate proposals because previously the preliminary plat and PUD rezone were noticed separately; 2) to reflect additional information received regarding wetland delineation and a stormwater drainage management plan; and 3) to clarify the project acreage and proposed number of lots.

**Location:** Parcel 791033, located approximately ¼ mile off of Dry Creek Road, Ellensburg, WA 98926. Section 27, T18N, R18E WM, in Kittitas County. Assessor’s Map number 18-18-27030-0019.

**Proposal:** MDJ Contractors, LLC, landowner, submitted additional information on July 21, 2017 in response to a CDS letter requesting additional information. This information clarified that the proposal is for a 34 lot Preliminary Plat (LP-17-00001) and associated Planned Unit Development (PD-16-00001) on 5.63 acres of land currently zoned Urban Residential within the City of Ellensburg’s Urban Growth Area. Open space tracts, detention tract and community storage tract are also included with this proposal.

**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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to “Rezones” and then the “Project File Number PD-16-00001” Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on September 10, 2018**. Any person has the right to comment on the application and request a copy of the decision once made.

**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 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.

**Required Permits:** Preliminary and Final Plat approval, Final Development Plan Approval, Kittitas County Access Permit, and potentially a NPDES Stormwater Permit

**Designated Permit Coordinator (staff contact):** Lindsey Ozbolt, Planning Official (509) 962-7046; email at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)