



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

NOTICE OF APPLICATION

To: Washington State Department of Ecology
Washington State Department of Natural Resources
Washington State Department of Fish & Wildlife
Washington State Department of Transportation
Washington State Department of Health
Bonneville Power Administration
Kittitas County Board of Commissioners
Kittitas County Sheriff's Department
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Code Enforcement
Kittitas County Fire Marshal
Easton School District #28
Kittitas County Fire District #3
Easton Water District #3
Adjacent Property Owners
Applicant

From: Trudie Pettit, Staff Planner

Date: May 15, 2008

Subject: **Monahan Mountain Tree Farm Tracts Large Lot, LL-08-05**
Monahan Mountain Forest Tracts Large Lot, LL-08-04

Please find enclosed two Large Lot applications and a SEPA Checklist for the above referenced projects. Cabin Mountain LLC, landowner, submitted two complete applications on May 5, 2008 for adjacent 8-lot Large Lot subdivisions pursuant to Kittitas County Code 16.36. One application is to subdivide approximately 164.45 acres into 8-lots and the other application is to subdivide approximately 160.30 acres into 8-lots. Both subject properties are zoned Forest & Range. The subject properties are located southeast of the Town of Easton, east of Interstate-90 and south of Cabin Creek Road, Easton, WA 98925, and are located in a portion of Section 14, T20N, R13E, WM, in Kittitas County. Map numbers 20-13-14020-0003 and 20-13-14000-0001.

Written comments from the public may be submitted to Kittitas County CDS no later than Friday, May 30, 2008, after which a SEPA threshold determination will be issued pursuant to RCW 43.21C (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared. The two projects are being reviewed simultaneously under SEPA to address any potential cumulative impacts to the area and apply appropriate mitigations if necessary.

The submitted application and related file documents may be examined by the public at the Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Phone (509)962-7506. Please send any comments regarding potential adverse environmental impacts and the application by Friday, May 30, 2008 @ 5:00pm to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Attention: Trudie Pettit, Staff Planner.

If you have any questions, please contact Community Development Services at (509) 962-7506.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION