



## 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

### MEMORANDUM

**To:** WA Department of Natural Resources - Ellensburg  
WA Department of Fish and Wildlife - Ellensburg  
WA Dept. of Ecology - Yakima  
WA Dept. of Ecology - SEPA Registry  
Yakama Nation  
Yakama Nation – Dept. of Natural Resources  
Kittitas County Board of County Commissioners  
Kittitas County Sheriff's Dept  
Kittitas County Fire District #7  
Cle Elum – Roslyn School District #404  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Fire Marshal  
Kittitas County Code Enforcement  
CWU Library  
Adjacent Property Owners  
Applicant

**From:** Allison Kimball, Community Development Services Assistant Director

**Date:** March 25, 2008

**Subject:** **Notice of Application and Public Hearing for the Suncadia Master Planned Resort Phase 1, Division 13 Site Development Plan and Preliminary Plat (File No. LP-08-00010)**

Enclosed please find the application materials, SEPA checklist and legal notice of application for the referenced Site Development Plan and Preliminary Plat Application.

Proponents: Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, landowner, PO Box 887, Roslyn, WA 98941. Location: Suncadia Master Planned Resort, Phase 1, Division 13, a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, in a portion of Section 19, Township 20 North, Range 15 East, WM, Assessor's Map Number 20-15-19054-0007. The application proposes 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on 8.98 acres of land.

Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules). Interested parties may obtain copies of the previously prepared environmental documentation and other related information by contacting Kittitas County Community Development Services. The complete application and drawings are also available in electronic format upon request. An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 22, 2008, at 6:30 pm in the Kittitas County Courthouse, Commissioners' Auditorium. Interested persons are encouraged to verify prior to attending.

**WRITTEN COMMENTS WILL BE ACCEPTED UNTIL 5:00 PM APRIL 17, 2008.**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

## Notice of Application & Public Hearing

Pursuant to 15A.03 KCC, notice is hereby given that Kittitas County did on March 24, 2008 deem complete a Site Development Plan and Plat Application for Suncadia Phase 1 Division 13. (File No. LP-08-00010)

Proponents: Bennett Homes Kittitas, LLC and F. Steven Lathrop, Authorized Agents for Suncadia LLC, landowner, PO Box 887, Roslyn, WA 98941. Location: Suncadia Master Planned Resort, Phase 1, Division 13, a re-plat of Tract Z-3 of the Resort Core Phase 1 Division 9, in a portion of Section 19, Township 20 North, Range 15 East, WM, Assessor's Map Number 20-15-19054-0007. The application proposes 78 high density detached and attached resort residential units, 78 parking spaces provided in enclosed private garages and 40 additional outdoor parking spaces on 8.98 acres of land.

Pursuant to WAC 197-11-600 (Use of Existing Environmental Documents) and 625 (Addenda-Procedures), a SEPA Addendum that adds information about this proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents completed for the Suncadia Master Planned Resort is sufficient and complies with RCW 43.21C (State Environmental Policy) and WAC 197-11 (SEPA Rules).

The submitted application and related filed documents may be examined at the Community Development Services office located at 411 N. Ruby Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Written comments may be submitted to Kittitas County Community Development Services no later than 5:00pm on April 17, 2008. Any person desiring to express his or her views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS).

An open record hearing is tentatively scheduled before the Kittitas County Planning Commission on April 22, 2008, at 6:30 pm in the Kittitas County Courthouse, Commissioners' Auditorium. Interested persons are encouraged to verify prior to attending.

Dated: March 25, 2008

Publish: Daily Record: March 27, 2008 and April 3, 2008  
NKC Tribune: March 27, 2008 and April 3, 2008

