



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: July 30, 2009
Application Received: April 24, 2008
Application Complete: July 17, 2009

Project Name (File Number): Forest Ridge (LP-08-00014)

Applicant: Property owner – Iron Snowshoe LLC

Location: Twelve tax parcels, located northeast of the city of Cle Elum off of the extension of Columbia Street in Section 24, T.20N, R.15E, W.M.; Kittitas County parcel map numbers 20-15-24000-0001, -0003, -0004, -0007, -0015, -0016, -0017, -0018, -0019, -0020, -0021, and -0022.

Proposal: Landowner Iron Snowshoe LLC has submitted a Preliminary Plat application to subdivide approximately 479 acres into 171 single-family residential lots, with an average lot size of 1.67 acres. The subject property is zoned Rural-5. The project is proposed as a Performance Based Cluster Plat. Final plat approval and building permits will be required.

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 <http://www.co.kittitas.wa.us/cds/current/>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on August 14, 2009. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

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, Title 16 Subdivisions, 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.

Designated Permit Coordinator (staff contact): Anna Nelson, Contract Planner: (206) 382-9540; email at anelson@GordonDerr.com