



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

Project Name (File Number): Marian Meadows Planned Unit Development (PD-17-00001), with associated Conditional Use Permit (CU-17-00001), Development Agreement (DV-17-00001) and Long Plat (LP-17-00001)

Applicant: Martens Enterprises, LLC, authorized agent for Easton Ridge Land Company, Inc.

Location: 17 parcels, located approximately 7 miles northwest of Roslyn, in portions of Sections 01, and 12, T20 N, R 13 E, WM in Kittitas County, bearing Assessor's Map numbers 20-13-12000-0013, 20-13-01000-0004, 20-13-01000-0013, 20-13-01051-0018, 20-13-01051-0014, 20-13-01051-0015, 20-13-01051-0013, 20-13-01051-0012, 20-13-01051-0008, 20-13-01051-0007, 20-13-01051-0006, 20-13-01051-0002, 20-13-01051-0001, 20-13-01051-0016, 20-13-01000-0011, 20-13-01051-0017.

Proposal: Easton Ridge Land Company, authorized agent for Martens Enterprises, LLC, has submitted applications requesting a rezone of listed parcels to a Planned Unit Development, along with a Plat to subdivide land to facilitate 89 residential lots within the Planned Unit Development (PUD). An Administrative Conditional Use Permit is also requested for an RV Park and storage units within the PUD. The applicant also seeks to enter into a Development Agreement with Kittitas County.

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. <https://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezoning&project=PD-17-00001+Marian+Meadows> Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on July 23rd, 2017. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. The record will be available for public viewing at CDS, published for informational purposes on the county web site, and disclosed as part of any inquiry submitted to the county under the Washington State Public Records Act (RCW 42.56). Individuals, organizations, and public entities submitting comments which include contact information (email or USPS mailing return addresses) will become parties of record and as such will receive notifications, determinations, and decisions as well as have an opportunity to appeal decisions and determinations as outlined in Kittitas County Code (KCC) 15A.06.010, RCW 43.21C.060, RCW 43.21C.075, and RCW 36.70C where appropriate. Kittitas County shall not be held responsible for the disclosure of sensitive or confidential information submitted as part of a comment letter for this application or any other land use activity subject to public comment.

Environmental Review (SEPA): Kittitas County Community Development Services conducted a review of a Final Environmental Impact Statement (FEIS) prepared during a previous PUD application at the site and expects to issue an addendum to the original FEIS. The comment period under SEPA will run concurrently with the public comment period. Public and agency comments on the environmental impacts of the proposal can be submitted no later than 5:00 pm on July 23rd, 2017.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner in the Commissioner's Auditorium at 205 W 5th Ave. Rm. 109, Ellensburg, WA 98926. This hearing shall be open to all members of the public; testimony will be taken and written comments may be submitted. Interested parties are encouraged to confirm proceedings prior to hearing date.

Required Permits: Long Plat, Conditional Use Permit, Planned Unit Development, Development Agreement
Required Studies: To be determined during comment period.

The following development regulations will be used for project mitigation and consistency:
Kittitas County Comprehensive Plan & Zoning Ordinance, State Environmental Policy Act

Designated Permit Coordinator (staff contact): Dusty Pilkington (509) 962-7079; email at dusty.pilkington@co.kittitas.wa.us