



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

### NOTICE OF APPLICATION

**Notice of Application:** Thursday, January 17, 2019  
**Application Received:** Wednesday, November 28, 2018  
**Application Complete:** Friday, December 28, 2018

**Project Name (File Number):** Palomino Trails Planned Unit Development (PD-18-00001), with associated Short Plat (SP-18-00007), and SEPA (SE-18-00009)

**Applicant:** Chad Bala; Terra Design Group, authorized agent for Teanaway Ridge, LLC (applicant)

**Location:** Parcels 621033 and 12586, located off of Old Hwy 10, W Dry Creek Rd, and Faust Rd. in a portion of SEC. 22, TWP. 18, RGE. 18; PTN. SW1/4 and SEC. 28; TWP. 18; RGE. 18; PTN NE1/4. in Kittitas County, North West of the City of Ellensburg, Assessor’s map numbers 18-18-28000-0040 and 18-18-22030-0010.

**Proposal:** Project site is located on approximately 247 acres currently zone Agriculture 5, proposing to rezone to PUD with associated 2 lot Short Plat. The project is designed and planned to include 49 single family housing sites over approximately 53 of the acres. The remaining open space farmland areas will allow for continued agricultural practices and proposed recreational activities such as trails, parks, and equine activities. The project is proposed to be developed in 4 phases over a 20 year time period.

**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/default.aspx> by navigating to “rezones”, and “PD-18-00001.” Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **February 18<sup>th</sup>, 2019**. 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.

**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 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:** Rezone, Short Plat, SEPA

**Designated Permit Coordinator (staff contact):** Chelsea Benner (509) 962-7637; email at [chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)