



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, October 15, 2015
Application Received: Thursday, July 16, 2015
Application Complete: Monday, September 28, 2015

Project File Number (s): RZ-15-00001, SD-15-00002, & SP-15-00003

Project Name: Big Creek Trails Rezone, Short Plat, and Shoreline Substantial Development Permit

Applicant/Agent: Pat Deneen, authorized agent for D.K. Professional Consultants, Inc. (applicant)

Location: 11 parcels (approx.. 290 acres), located west of the City of Cle Elum in the Nelson Siding Area off of Lund Lane, in a portions of Sections 28, 29, & 32, T20N, R14E, WM in Kittitas County, bearing Assessor's map numbers 20-14-28000-0018 & -0054, 20-14-29000-0006, -0015, -0017, -0018, & -0019, and 20-14-32000-0003, -0004, & -0005.

Proposal: Pat Deneen has submitted a rezone application, shoreline substantial development permit application & three (3) lot short plat application to change the current zoning from Rural Recreation & Rural 5 to PUD. This proposal is for 58 recreational home or cabin sites, RV storage, open space areas, non-motorized parks and outdoor and/or indoor recreation to be developed in multiple stages/phases. There will be no project construction within 200 feet of OHWMs of Big Creek or Little Creek. The proposed uses are allowed in the PUD zone per KCC 17.15.060.1.E – indoor recreation, outdoor recreation, recreational vehicle storage, and trails as well as KCC 17.15.060.1.F – residential.

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/land-use/current-planning.aspx?title=Rezones>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, November 13, 2015. Any person has the right to comment on the application and request a copy of the decision once made.

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, 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.

Required Permits: Rezone, Short Plat, Shoreline Substantial Development, Clearing and Grading, Stormwater, & others as deemed necessary.

Required Studies: Critical Areas Report (submitted and under review), Traffic Impact Analysis, & others if deemed necessary.

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planner II: (509) 962-7637; email at lindsey.ozbolt@co.kittitas.wa.us