



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

### NOTICE OF APPLICATION

**Notice of Application:** Wednesday, August 22, 2018  
**Application Received:** Thursday, June 28, 2018  
**Application Complete:** Thursday, July 26, 2018

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**Project Name (File Number):** Hutchinson Rezone & Comprehensive Plan Amendment (RZ-18-00001 & CP-18-00001)

**Applicant:** Property owner – Hutchinson Properties LLC

**Location:** Tax parcel 261033, located northwest of the city of Ellensburg off of US 97 in Section 28, T.18N, R.18E, W.M.; Kittitas County parcel map number 18-18-28030-0005.

**Proposal:** Hutchinson Properties LLC is proposing to rezone their 58 acre piece of property currently zoned Urban Residential to Forest and Range to match the surrounding properties. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-18-00001), rezone application (RZ-18-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2018 Annual Comprehensive Plan Docket process.

**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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> “Rezones”, then “RZ-18-00001.”

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on September 5, 2018. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the final decision, once made. Appeals against a land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1400<sup>00</sup>. 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:** This project is being reviewed through the 2018 Annual Comprehensive Plan Docket Process. Therefore an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Additionally, an open record hearing will be scheduled to be held before the Board of County Commissioners. Public Hearing Notices for the 2018 Annual Comprehensive Plan Docket Process will be issued establishing the date, time and location of these hearings.

**Designated Permit Coordinator (staff contact):** Chelsea Benner, Contract Planner: (509) 962-7506; email at [chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)