



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: Thursday, September 13, 2018
Application Received: Tuesday, August 24, 2018
Application Complete: Friday, September 7, 2018

Project File Number: SD-18-00002

Project Name: Vantage Shoreline Substantial Development Permit

Applicant: BCSCBN Inc.

Location: PTN E1/2 (PTN parcels 1 & 2, B31/P154-155); SEC 30, TWP 17, RGE 23, WM in Kittitas County; Parcel numbers 622933 & 272933.

Proposal: The original Vantage Bay Rezone and Preliminary Plat were approved on December 5th, 2006 through authorizing ordinance number 2006-60. The rezone changed the project location from Forest and Range to PUD. The original project proposed two phases of development with phase one including a total of 315 lots on approximately 58.2 acres, and phase two including 17.4 acres reserved for future development.

The current revised proposal reduces the number of residential lots to 144, and adds a clubhouse to be developed as phase 1; and adds a 40 unit hotel, restaurant, winery, and vineyard as phase 2. Pursuant to Ordinance 2006-60, shoreline permitting is required if this project proposal includes any area within shoreline jurisdiction. This proposal is to allow a portion of a community garden and recreation area which includes a small barn structure in the shoreline jurisdiction.

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> then navigate to "Shoreline Substantial Development Permits" & "SD-18-00002".

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Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Monday, October 15, 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 decision, once made. Per KCC 17B.070.080 any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state may seek review from the shorelines hearings board by filing a petition for review within twenty-one (21) days of the date of filing of the decision, pursuant to RCW 90.58.180.(Ord. 2016-006, 2016)

Environmental Review (SEPA): Pursuant to WAC 197-11-600(4)(a) the County has adopted the SEPA MDNS issued on August 29, 2006 as part of the Preliminary Approval for the Vantage Bay PUD Rezone. A copy of the threshold determination may be obtained from the County.

Required Permits: Shoreline Substantial Development Permit

The following development regulations will be used for project mitigation and consistency: Shoreline Master Program, Kittitas County Critical Areas Ordinance Title 17A, Kittitas County Shorelines Title 17B, and Kittitas County zoning code Title 17.

Designated Permit Coordinator Chelsea Benner, Staff Planner: (509)-962-7637; email at Chelsea.benner@co.kittitas.wa.us