



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### NOTICE OF APPLICATION

**Project Name:** Teanaway Ridge Motor Trail Club Conditional Use Permit (CU-12-00001)  
**Notice of Application:** June 4, 2012  
**Application Received:** April 22, 2012  
**Application Complete:** May 22, 2012

**Applicant:** Terra Design Group Inc., authorized agent for Teanaway Ridge LLC property owner.

**Proposal:** Conditional Use Permit for the operation of a motor trail club off road motorcycle facility in the Rural 3 zone.

**Location:** The project is located in the vicinity of Nelson Siding Road on Misty Mountain Way and USFS 4517, Cle Elum, WA, in a portion of Section 32 & 33, T20N R14E WM in Kittitas County. Map number: 20-14-32000-0003.

**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/current/conditional-use.asp>. Phone: (509) 962-7506.

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on June 19, 2012. Any person has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. 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 17A Critical Areas, 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 Board of Adjustment 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:** Conditional Use Permit, Forest Practice Permit, NPDES Stormwater Permit & building permit.

**Required Studies:** Critical Areas Report, noise Analysis & Cultural Survey.

The following development regulations will be used for project mitigation and consistency:

- Kittitas County Comprehensive Plan & Zoning Ordinance.