



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (RU-22-00002) East Peak Reasonable Use Variance Application

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 7, 2022

I certify that the following documentation:

- Notice of Application for RU-22-00002 East Peak Reasonable Use Variance Application

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.


Signature

Rachael Stevie
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 7th day of April 2022




Stephanie Mifflin

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.25

From: [Rachael Stevie \(CD\)](#)
To: ["Terry Hamberg"; "Jana Stoner"](#)
Subject: RU-22-00002 East Peak - (Publishing) Notice of Application
Date: Friday, April 1, 2022 12:33:00 PM
Attachments: [image001.png](#)
[RU-22-00002 East Peak NOA Legal.doc](#)
[RU-22-00002 East Peak NOA Legal.pdf](#)

Hello!

Last one for the day/week.

Please see attached notice and publish as requested.

Thank you!



Planner I
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Community Development Services
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Notice of Application
East Peak Reasonable Use
Variance
RU-22-00002

NOTICE IS HEREBY given that East Peak Development, LLC, landowners, submitted a Reasonable Use application on March 18, 2022 pursuant to Kittitas County Code 17A.01.060 on approximately 26.89 acres of land zoned Planned Unit Development. The applicant is requesting a reasonable use exception to the 150-foot buffer and 15-foot building setback for a Type III wetland and the 50-foot buffer and 15-foot setback for a Type Ns stream. The variance will accommodate the development of seven attached townhome units and a multifamily residential building with approximately 50 units. Additionally, site road and utility infrastructure will be installed as part of the development. This development is in accordance with Hyak Planned Unit Development (RZ-87-00002). The subject property is parcel # 961450 located on East Hyak Dr and begins approximately 0.07 miles south of the intersection of East Hyak Drive and State Route 906 in Snoqualmie Pass, WA bearing Assessor's Map number 22-11-15060-0004 in Kittitas County.

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/default.aspx>, under "Reasonable Use" & under permit number "RU-22-00002". Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. April 22, 2022. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17A.01.060(1)(a), Reasonable Uses are processed in an abbreviated administrative format, which does not involve a public hearing. 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 Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us

Notice of Application:	Thursday, April 7, 2022
Application Received:	Friday, March 18, 2022
Application Complete:	Friday, April 1, 2022
Dated:	Thursday, April 7, 2022
Published NKC Tribune:	Thursday, April 7, 2022

Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, April 7, 2022 8:23 AM
To: Ryan McAllister; Kim Dawson; long@kittcom.org; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; ken.grannan@co.kittitas.wa.us; Yakama Nation - Environmental Review; Corrine Camuso; Jessica Lally; 'Noah Oliver'; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Jim Matthews; barh@yakamafish-nsn.gov; DOE - gcle; White, Lori (ECY); formerorchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Downes, Scott G (DFW); WDFW - Jennifer Nelson; Torrey, Elizabeth M (DFW); sepa@dahp.wa.gov; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Jeremy Larson; Steph Mifflin; Mau, Russell E (DOH); rivers@dnr.wa.gov; Early, Shane (DNR); sepacenter@dnr.wa.gov; garren.andrews@dnr.wa.gov; martin.mauney@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); Terry Hamberg; Megan Woodruff; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Hendrix, Leah D; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; robert.d.bright10.civ@army.mil; Haley Mercer; Christy Garcia; simonettam@eastonsd.org; Jay Wiseman (JWiseman@SnoqualmiePassFireRescue.org); 'steve@snoqualmietribe.us'; 'Guy Moura (HSY)'; 'Aren Orsen (HSY)'; sam.rushing@colvilletribes.com; Matt Boast; kdkistler@bpa.gov; klarned@fs.fed.us; jacob.prilucik@wsdot.wa.gov; ken.graham@parks.wa.gov
Cc: Jieun Shon; esewall@sewallwc.com; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie
Subject: RU-22-00002 East Peak - Notice of Application
Attachments: RU-22-00002 East Peak NOA Memo.pdf

Good morning,

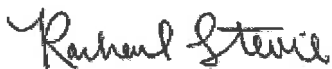
CDS is requesting comment on the following Reasonable Use Variance application RU-22-00002 East Peak. Links to the file materials can be found below. The comment period will end Friday, April 22, 2022 at 5pm. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

[Internal Access: RU-22-00002 East Peak](#)

[External Access - RU-22-00002 East Peak](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Reasonable Use" and then the Project File Number "RU-22-00002 East Peak".

Thank you and have a great day.



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YAKIMA, WA 98901-9794

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CAYLEY, PAUL
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15244 MAIN ST # 102
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SCIVALLY, FRANKLIN R & LISA A
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14518 152ND PL SE
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TRUITT, EDWARD & NICOLE
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