

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Karl Bern

DATE:

1/23/08

RECEIPT #

055100



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. **Name, mailing address and day phone of land owner(s) of record:**

Name: Ronald Mill Site IV Inc.
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: _____

2. **Name, mailing address and day phone of authorized agent (if different from land owner of record):**

Agent Name: Terra Design Group, Inc.
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-857-2044
Email Address: _____

3. **Contact person for application (select one):**

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. **Street address of property:**

Address: 9291 SR 903
City/State/ZIP: Ronald, WA 98940

5. **Legal description of property:**

(See Attachment)

6. **Tax parcel number(s):** 20-14-12010-0011

7. **Property size:** approx. 11.33 (acres)

8. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

(See Attachment: Narrative Project Description)

9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? None

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

X *Amber M. Ozbatt*

1-8-08

Signature of Land Owner of Record
(Required for application submittal):

Date:

X *[Signature]*

1-9-08

Narrative Project Description:

This is a general commercial plat proposal consisting of eleven lots that will vary in size from .71 to 3.34 acres. The proposal as a whole contains a total of approximately 11.33 acres of land that was rezoned in 2006 from General Industrial to General Commercial (Z-05-21). This change to General Commercial was approved by Ordinance No. 2006-12. The subject property is located at 9291 SR 903 in Ronald, Washington and is adjacent to the north of SR 903.

The John L. Scott Realty office, which sits on what will become Lot 8, is currently served by the Evergreen Valley Group "A" Water System. This entire proposal is currently within the retail service area of the above-mentioned water system. This water system is currently designed and built and has adequate capacity to serve this proposal along with its existing service area, which includes the Existing Evergreen Ridge Planned Unit Development. The Evergreen Valley Class "A" Water System meets the Washington State Department of Health requirements, including testing protocols, water monitoring, engineering, fire flows etc, and completed its 6 year comprehensive plan update process in 2006.

The sewage needs for this proposed planned unit development will be handled by LCU Inc. through community septic systems, and it is important to mention that the John L. Scott Realty Office is currently being served by said system. As the volume of sewage effluent increases to sufficient levels (approximately 10,000 gallons per day), a Class "A" Reclaimed Water System will be constructed to provide for the sewage needs for this proposal and the existing Evergreen Ridge Planned Unit Development. This system is currently approved and is in the design process; the facility is planned to be operational by summer of 2008.

All roads within this proposed commercial plat would be privately owned and maintained, thereby relieving the county of any additional road maintenance expenses. All of the new roads will be engineered and built to Kittitas County Road Standards as private roads and will eventually connect with the existing Evergreen Ridge PUD.

This proposal will be accessed off of SR 903 at the existing access location where we will dedicate Road R/W to WSDOT. The existing access site is located at Lot 9 on the Ronald Mill Site IV Plat map submitted with this application. Additionally, we have a field access permit from WSDOT just east of LOT 1 at milepost 7.81 on SR 903 that can be used if needed. The use of this access location will require us to change our access permit from a field access to a commercial access.

The John L. Scott Realty Office is currently located on a portion of this subject property. Any number of the allowed uses of Kittitas County Code 17.40 may be implemented on the subject property. At this time it has not been determined exactly what types of uses may be in place on the subject property. Any of the uses allowed under KCC 17.40 may be used at a later date.



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SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

2. Name of applicant:

3. Address and phone number of applicant and contact person:

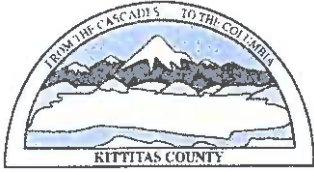
4. Date checklist prepared:

5. Agency requesting checklist:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



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SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

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You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

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Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:
Ronald Mill Site IV Plat

2. Name of applicant:
Ronald Millsite IV Inc.

3. Address and phone number of applicant and contact person:

PO Box 808, Cle Elum WA 98922

**Contact person: Terra Design Group, Inc, PO Box 686, Cle Elum, WA 98922
509-857-2044**

4. Date checklist prepared: **December 15, 2007**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

5. Agency requesting checklist:

Kittitas County Community Development Service Department

6. Proposed timing or schedule (including phasing, if applicable):

Within the next 5 years.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

At this time the applicant has no plans for future additions, expansion, or further activity related to this proposal.

As for activity connected with this proposal, there are existing approved developments that are adjacent to this proposal that are currently being serviced by the same Evergreen Valley Group A Water System that will serve this project and once fully operational will also be served by the same Class A Reclaimed Water Facility.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

The Washington State Department of Ecology has conducted the public process and site visits in order to remove land adjacent to this proposal from the MTCA list.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There is a PUD application that has recently been submitted to Kittitas County CDS department on property adjacent to the north of this proposal and will be accessed off of Ridge Crest Road. To our knowledge there are no other pending proposals that directly affect this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

It is anticipated that a storm water permit will be required and issued by the Washington State Department of Ecology if more than an acre is disturbed.

Building permits issued by Kittitas County will be required for all new structures constructed on the property and possibly sign permits.

Access permit may be required from the Washington State Department Of Transportation for access from Highway 903.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat

those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a proposal to create eleven commercial lots varying from .71 to 3.34 acres in size on approximately 11.33 acres. This proposal is located at 9291 SR 903 Ronald, Washington and is adjacent to the north of SR 903. Currently, there is a John L. Scott Realty Office located on the subject proposal. It is not known exactly what types of uses will be performed on the subject property, but they will be compatible with the John L. Scott Realty Office. All uses will be allowed pursuant to KCC 17.40 General Commercial zone. Please see the narrative statement attachment for more detail.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located on a portion of tax parcel number 20-14-12010-0011.

Please see Attachment A and Attachment B for the location and boundary of proposal along with the legal description of this proposal.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

This project site ranges from flat to steep slope.

- b. What is the steepest slope on the site (approximate percent slope)?

The subject property slopes about 1% from SR903 to a bank that slopes about 45% up to a flat area which continues to the back of the site.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Numerous types of soil could be within the site. These types are as follows:

**Roslyn-Racker Complex, 0 to 5 % slopes
Roslyn Sandy Loam, 5 to 25% slopes
This is non-irrigated agricultural land and is not considered prime farm land**

(See Attachment E)

- d. Are there surface indications or history of unstable soils in the immediate vicinity?

As part of the adjacent/existing and approved planned unit development there has been grading etc done as part of construction activities within that existing Planned Unit Development. To our knowledge there are no unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

This proposal may require the removal of approximately 150,000 yards of material. Most of the material removed will remain on the parcel. There will be no filling of the site next to Highway 903. Most of the material removed from the excavation site next to Highway 903 will be deposited on the same property or adjacent property owned by the applicant.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During the course of construction, some erosion could occur. Necessary storm water erosion controls will be incorporated to mitigate any soil erosion run-off. Implementation of the Best Management Practices (bmp's) will be used addressing storm water and erosion control. A storm water permit will be applied for and issued by the Washington State Department of Ecology for this property if more than an acre is disturbed.

- g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

At this time there are no proposed buildings for this proposal. If and/or when construction begins, the roads and other infrastructure as well as buildings will be the only impervious surfaces. It is estimated that 80% of the site would be covered with impervious surfaces. Methods of reducing the impervious surfaces will be explored. This may include reducing the width of the road surfaces while providing for a road structure capable of bearing traffic loads while also allowing storm water to penetrate the surface thereby reducing storm water run-off.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As part of the Washington State Department of Ecology's storm water permit which will be required if this project disturbs more than an acre, the applicant is required to develop a storm water pollution prevention plan (swpp) utilizing/implementing best management practices therefore reducing and controlling possible erosion issues during storm water events.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The normal construction work would cause a certain amount of emissions to the air. During the construction phase, best management practices will be used for dust abatement.

When the project is complete, the only emissions would be automobile exhaust, other common building emissions. The exact quantities are unknown at this time since there are no specific uses associated with this plat currently.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There could be the possibility of off-site emissions affecting the subject property from the traffic on Hwy 903.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust abatement will be in place during the construction phase addressing dust issues. At the same time, standard emission control devices will be used as part of the measures to control emissions.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

There are no natural creeks etc that run through the subject property, and no saltwater, lakes, or wetlands. There is a man-made pond on the subject property that has been used in the past as U-Fish site for children. The pond does not currently contain any fish. There is also a roadside ditch that is located along SR903 in the SR903 right-of-way.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, roadwork and other construction may take place within 200 feet of the described man-made pond. This pond is enclosed by a fence. We may replace the roadside ditch in the SR903 right-of-way with an underground pipe. We will work with WSDOT and obtain all necessary permits if this occurs.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

There would be no fill material placed in any wetlands. The roadside ditch may be replaced with an underground pipe. If this occurs, it is estimated that approximately 2 to 3 percent of the subject property will need to be filled with material minus the pipe. The material will come from onsite sources; however, if no onsite sources are available then we will use material from an approved offsite source.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will be no surface water withdrawals or diversions with this proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

There is no 100-year floodplain associated with this proposal

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There will be no discharges of waste materials to surface waters.

If there is not enough volume of effluent created from this proposal to allow for the construction and operation of a Class A Reclaimed Water facility then the site will continue to be served by the approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems that is currently serving the John L. Scott Realty Office which is located on the subject property. This system will continue to be used to treat the initial needs of the commercial development. A licensed septic designer or a licensed professional engineer will design these systems as needed. These systems will discharge treated waste water in the amount allowed by Washington State law and process the domestic water that is produced by the Group "A" Water System.

When the sewage volumes reach adequate levels to support its operation, the community septic systems will be absorbed into a newly constructed, Class A reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve this proposal and the Planned Unit Development proposal adjacent to this site. This reclaimed water facility was proposed in the Evergreen Ridge Planned Unit Development proposal and will be located on that property, however this proposal is adjacent to the reclaimed water facility site. The reclaimed water facility's service area is compatible with the existing and future service area of the Group "A" Water System that will also be serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses and may be used for any of the uses provided by law within this project including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, aquifer recharge, stream enhancement, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

A Class A Reclaimed Water sewer plan has been approved by the Washington State Department Of Health and the Washington State Department of Ecology for the area covered by this proposal.

- b. Ground
- 1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

This proposed Commercial Plat is within the service area of the Evergreen Valley Class A Water System. This System has been approved by the WA ST Dept. of Health with the water right being approved by the Washington State Department of Ecology. This system has the capability to serve this proposal. If and when development occurs, storm water may be discharged from the site to surface waters. The storm water plan Bmp's will be used to design and build a storm water control plan that meets Kittitas County standards. All withdrawals of water from the ground associated with this project are allowed by an existing ground water right.

- 2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Initially sewage may continue to be treated through community septic systems with discharges to the ground as allowed by Washington State Law.

When the sewage volumes reach adequate levels to support operation, the community septic systems will be absorbed into a newly constructed Class A reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will be located on the adjacent Planned Unit Development proposal as it was proposed with that project. The reclaimed water facility will also serve this proposal. This service area will be consistent with the existing approved Evergreen Valley Group "A" Water System that this proposal covers.

The Class A Reclaimed Water facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

Construction of this reclaimed water facility will include a central treatment facility, underground collection and distributions systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class "A" Reclaimed Water plan for this project.

- c. Water Runoff (including storm water):
 - 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).
Where will this water flow? Will this water flow into other waters?
If so, describe.

There are three naturally occurring sources of run off for this land.

- Summer Precipitation run-off:
- Winter Precipitation run-off:
- Spring Thaw (Snow melt) Precipitation run-off:

When precipitation occurs during the summer months the runoff infiltrates into the exiting ground and also flows down existing roadside ditches.

During the winter months, snow accumulates on the property. Rain on snow events can also occur during the winter, which creates additional runoff on the property. This rain on snow storm water event flows on top of the existing snow pack, as it has historically occurred, eventually reaching existing roadside ditches.

Finally, during the spring thaw/snow melt events, the historical spring snowmelt creates runoff from the property, which travel in ditches that eventually lead to roadside ditches.

After infiltration has reached its saturation point, the excess water will continue to flow down existing roadside ditches. There is an existing storm water permit that will be amended to include this property. There is an existing storm water pollution prevention plan (SWPP) developed for implementing measures to reduce and control storm water on property adjacent to this proposal and will also be amended to include the subject proposal. The SWPP describes the methods and collection systems (if required) that will help control storm water events (runoff). The SWPP also allows for flexibility, thus changes can be made if certain preventative measures (BMP's) need changing.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials, excluding sewage, are not expected to enter ground or surface waters.

This commercial plat will use the existing approved community septic systems that serve other adjacent projects and the John L. Scott Realty Office that is located on the subject property. The community septic systems will treat the existing sewage that discharges to the ground as allowed by Washington State Law.

When the sewage volumes reach adequate levels to support operation, it is intended to construct a reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology on the adjacent Planned Unit Development

proposal. This reclaimed water facility will also serve this proposal as part of its approved service area. It is important to note that this Class A Reclaimed Water facility service area is compatible with the service area of the Evergreen Valley Group "A" Water System.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities, served by the Group "A" Water System. This system is proposed to be operational by summer of 2008.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As this Commercial Plat proposal progresses, storm water runoff will be addressed by amending an existing and approved storm water plan which was designed and constructed in accordance with the Best Management Practices (Bmp's) that meet the Washington State Department of Ecology requirements. This includes sediment and erosion control measures to address any runoff water impacts.

New technologies such as pervious asphalt, pervious concrete, and grasscrete will be investigated and possibly used in and around the proposed project where their application is appropriate.

4. PLANTS

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation: _____

- b. What kind and amount of vegetation will be removed or altered?

As development progresses, clearing and grading could occur as well as disruption of some of the deciduous and evergreen trees and some grasses and shrubs that populate the proposed site.

Once construction is completed, these affected areas will be re-vegetated with both native and non-native species.

c. List threatened or endangered species known to be on or near the site.

None that we are aware of at this time.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This proposal has no specific use proposed other than platting the property under the Commercial Zone. If a use is decided upon it will come from the permitted uses section of KCC 17.40 and appropriate landscaping will be required thus sticking to the use of naturally occurring plants in the area along with drought resistant plants, which will help conserve water.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ___ birds: hawk, heron, eagle, songbirds, other:
- ___ mammals: deer, bear, elk, beavers, other:
- ___ fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None that we are aware of. There are spotted owl locations in the upper county but not on or near the subject property.

c. Is the site part of a migration route? If so, explain.

Elk and deer range through this area

d. Proposed measures to preserve or enhance wildlife, if any.

No measures to preserve or enhance wildlife are required as this proposal is located in an Urban Growth Node and has a land use designation of urban residential. It is clear that this area contains, as it was intended for, urban types of densities and characteristics. Although not required, an effort will be made to use native plants in the landscaping process to try and keep a natural landscape setting.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and propane will be used in the structures to be built.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

There will be no affect on neighboring solar energy uses by this project

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The protective covenants will include provisions to conserve water use. All newly construced buildings will meet the requirements of Kittitas County relating to energy conservation.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards are anticipated with this project. There is the potential forest fire risk, but as allowed in the past the landowner will continue to provide space and water use for the temporary housing of fire fighters. Furthermore as required in the Evergreen Valley Group A Water System, fire flow is designed into the system.

1) Describe special emergency services that might be required.

Fire Department services would be provided by the local Fire District #6. As part of the Group "A" Water System plan through the Washington State Department of Health, fire flow is required to be designed into the system. The local fire district also will have access to existing/onsite fire hydrants for fire fighting purposes. Emergency services related to Police and Medical would be provided for through the local County contact facility through the 911 service. A first responder and first aid facility will be provided on site. The use of medical facilities would be utilized within the County either in the City of Cle Elum or the City of Ellensburg.

2) Proposed measures to reduce or control environmental health hazards, if any.

There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Services Department or the Department of Ecology.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise from Hwy 903 could affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on-site. These noises typically would be from dawn to dusk. On a long-term basis, there would be automobile noise from homeowners.

3) Proposed measures to reduce or control noise impacts, if any.

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to dusk.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Currently, the uses within the subject property are vacant land zoned general commercial and the Ronald John L. Scott Realty Office. Adjacent to the subject property is industrial zoned land that includes the Old Veneer building, which is currently part of a pending PUD proposal. There are also urban residential properties such as Evergreen Valley Planned Unit Development, Pine Loch Sun, rural residential and the unincorporated town of Ronald (urban residential lots) and existing approved Planned Unit Developments south of Hwy 903.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

The subject property includes the Ronald John L. Scott Realty Office.

d. Will any structures be demolished? If so, what?

No structures will be demolished as a result of this proposal.

e. What is the current zoning classification of the site?

General Commercial

f. What is the current comprehensive plan designation of the site?

The current comprehensive land use designation of this site is Commercial.

This proposal is within the existing Ronald Urban Growth Node.

g. If applicable, what is the current shoreline master program designation of the site?

There is not a shoreline master program designation associated with this proposal.

h. Has any part of the site been classified as an:
 environmentally sensitive area?

No

i. Approximately how many people would the completed project displace?

None

j. Approximately how many people would reside or work in the completed project?

The amount of people that could possibly work within the completed project could vary based on the type of businesses that are located on-site. It could be estimated that 12-40 people may possibly work at this site when the project is completed.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None are expected at this time.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any

This proposed plat is consistent with the Commercial Land Use Designation of the Kittitas County Comprehensive Plan. The property has already been reviewed and approved by the Kittitas County Planning Commission and Board of County Commissioner's during the 2005 Annual Comprehensive Plan Amendment process approving the land use designation of Commercial. It was also granted a zoning change to commercial by the Kittitas County Commissioners in 2006 (Attachment L). The proposal meets the general policies and objectives of the Commercial designation of the Kittitas Comprehensive Plan, specifically 2.107A, 2.107B, 2.107D & 2.102. Further consistency is within the Kittitas County County-Wide Planning Policies(KCCWP).

Planning Policy 8. Major Commercial and Industrial Development.
Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs.

This proposal is also consistent with existing uses in the area that are in operation such as the Starlight Lounge and Gas station, the Old Number 3 restaurant and bar & the Ronald General Store, which are also commercial establishments in and outside of urban areas within this area. This area also has existing Recreational Commercial Activity located within the Urban Growth Node and adjacent to this proposal.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

No housing units will be created by this proposal at this time.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None. There will be no units eliminated by the project.

c. Proposed measures to reduce or control housing impacts, if any.

No measures are proposed or needed to control housing impacts as there are no housing sites being proposed by this proposal.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

As stated within the General Commercial zone there is no limitation regarding lot size, lot coverage, floor area, or height restrictions. Currently the applicant does not have a specific use of the property, but at which time there is one they will abide by the regulations set forth in KCC 17.40.

b. What views in the immediate vicinity would be altered or obstructed?

No views would be impacted by this project.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Vegetation will be used to create a buffer for this proposal.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project would produce normal business light or glare when and/or if developed. Lights will be directed away from the residential properties in the area as best as possible. Glare could occur from vehicle lights associated with Hwy 903.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. More importantly, due to the sloped area towards the back of the property that is covered with trees, the commercial property structures will be seen mainly from SR 903 and not by the residential/second home area located adjacent to the north.

c. What existing off-site sources of light or glare may affect your proposal?

There could be the possibility of light or glare from existing residences from adjacent developments and from traffic on Hwy 903, which could affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

Vegetation may be used to reduce light and glare impacts from this proposal when completed.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking, hunting, snowmobiling, fishing and horseback riding. There is also a membership based recreational activity center located on the property adjacent to the northwest of this proposal.

This site may include picnic tables and trails leading to the adjoining development and activity center.

b. Would the proposed project displace any existing recreational uses?

If so, describe.

No, the project will not displace any existing recreational uses. By having commercial sites in this area it will help maintain and encourage more recreational use by adding commercial tourism that will provide commercial services to the people who recreate in the area.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Measures are not proposed or needed to control or reduce impacts on recreation in the area as this proposal will provide commercial services that will support the existing and continued recreational activities in the area.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

To our knowledge, there are no sites that are listed or proposed for listing on national, state, or local preservation registers.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

At this time we know of no evidence of historic, archaeological, scientific, or cultural importance

c. Proposed measures to reduce or control impacts, if any.

Since there are no indications of historic, archaeological, scientific or cultural importance known to be on the site there are no proposed measures to reduce or control impacts.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

This proposal will be accessed off of SR 903 at the existing access location where we will dedicate Road R/W to WSDOT. The existing access site is located at Lot 9 on the Ronald Mill Site IV Plat map submitted with this application. Additionally, we have a field access permit from WSDOT just east of LOT 1 at milepost 7.81 on SR 903 that can be used if needed. The use of this access location will require us to change our access permit from a field access to a commercial access.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No public transit in the area.

c. How many parking spaces would the completed project have? How many would the project eliminate?

We do not know the types of businesses that may be located at this site at this time, but it is estimated that there may be 20 to 50 parking spaces provided. Parking will be provided as required by the Kittitas County Code.

d. Will the proposal require any new roads or streets, or improvements

to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. There will be a new internal road system that will meet the Kittitas County Private Road Standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the site is away from water, rail and air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

It can be estimated that the John L. Scott Realty office generates approximately 10 to 15 trips per day. Since there are no specific uses identified for this proposal currently other than what is allowed by KCC 17.40, the number of trips per day generated by this proposal is unknown.

g. Proposed measures to reduce or control transportation impacts, if any.

No measures are proposed at this time. It must be noted that the landowner, through a previously approved Planned Unit Development was required to realign the intersection of Morrel Road, Hwy 903 and Ridgecrest Road and build a Right Hand turn lane onto Ridgecrest Drive, which has been completed as required mitigation measures.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

In developing new building lots, the proposal could result in an increased need for police and fire protection. It must be noted as part of the existing Group A Waters System it is required to have the appropriately designed fire flow in place. There are existing fire hydrants, which are also required that allow the outside fire districts the ability to connect to and draw water for fire fighting purposes. It is possible that there would be impacts on health care. It is estimated that there will be no impacts to schools as this proposal is for commercial uses and not for a residential development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures are proposed at this time. This proposal will provide benefit to the public as it will add additional commercial services to the area.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

The John L. Scott Realty Office located on this proposal is currently served by electricity, water, community septic, telephone and Internet services.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will require electricity, telephone, cable or satellite television and Internet services. This will require ditches to be dug to locations that are adjacent to this property so this property can be connected to the various utilities.

Puget Sound Energy will provide the electric power. Inland Telephone will provide phone, cable and internet service. LCU Inc. will provide the septic/sewer systems and potable water through the existing Group "A" Water System will expand infrastructure to serve new phases of development within the Planned Unit Development.

This site is currently served by a community septic system and is managed by LCU Inc.

When the sewage volumes reach adequate levels to support operation, it is intended to eliminate the community septic systems and construct a Class "A" Reclaimed Water facility on the adjacent Planned Unit Development proposal that will be approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the property included within this proposal. The reclaimed water facility's service area is compatible with the current and future service area of the Evergreen Valley Group "A" Water System that will also be serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire-fighting/protection. The standards for Class "A" Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of the community septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

Construction of this Class "A" Reclaimed Water facility will include a central treatment facility, underground collection and distribution systems, and storage facilities. The system will continue to use the community drain fields and alternate location to dispose of the reclaimed water as allowed by the Class "A" Reclaimed Water plan for this project. It is intended that the Class A Reclaimed Water System Facility will be operational by summer of 2008.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date: 1-9-08

Print Name: Patrick Deneen

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Ronald Mill Site IV Plat
Attachments

- A. Legal Description
- B. Parcel Map
- C. Vicinity Map
- D. Zoning Map
- E. Soils Map
- F. Zoning Code (General Commercial and Limited Commercial)
- G. GPOs
- H. Kittitas County County-Wide Planning Policies
- I. Subdivision Guarantee
- J. Preliminary Plat
- K. Lot Closures
- L. Ordinance No. 2006-12
- M. 500' Adjoiners List

Attachment A

**PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON**

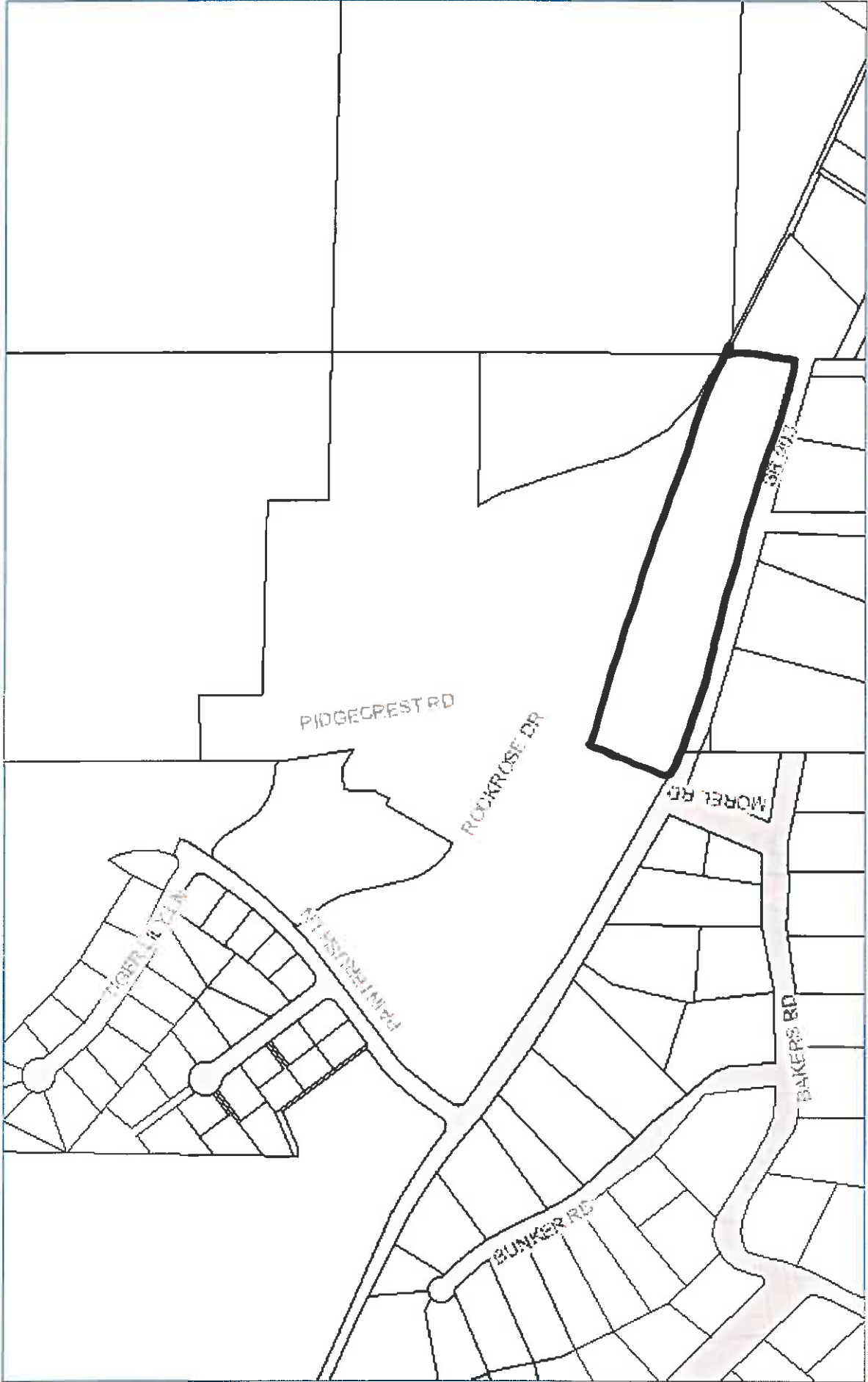
EXISTING LEGAL DESCRIPTION:

THAT PORTION OF LOT 2B OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY PORTION OF LOT 2B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 2B, NORTH 66°41'36" WEST, 681.75 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2894.44 FEET (RADIUS BEARING SOUTH 23°18'24" WEST), A LENGTH OF 330.05 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE NORTH 73°13'36" WEST, 72.40 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5030.00 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 18.70 FEET, THROUGH A CENTRAL ANGLE OF 00°12'47"; THENCE NORTH 73°26'23" WEST, 137.79 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 6030.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 17.16 FEET, THROUGH A CENTRAL ANGLE OF 00°09'47"; THENCE NORTH 73°36'10" WEST, 307.53 FEET; THENCE NORTH 17°12'01" EAST, 130.52 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 242.00 FEET (RADIUS BEARING SOUTH 72°48'00" EAST), A LENGTH OF 49.90 FEET, THROUGH A CENTRAL ANGLE OF 11°48'48"; THENCE NORTH 29°00'48" EAST, 151.69 FEET; THENCE SOUTH 73°36'10" EAST, 266.76 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 6358.00 FEET (RADIUS BEARING SOUTH 16°23'50" WEST), A LENGTH OF 18.09 FEET, THROUGH A CENTRAL ANGLE OF 00°09'47"; THENCE SOUTH 73°26'23" EAST, 137.79 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5358.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 19.92 FEET, THROUGH A CENTRAL ANGLE OF 00°12'47"; THENCE SOUTH 73°13'36" EAST, 72.40 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 3222.44 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 367.45 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE SOUTH 66°41'36" EAST, 544.69 FEET TO THE EAST BOUNDARY OF SAID LOT 2B; THENCE SOUTH 00°22'53" WEST ALONG THE EAST BOUNDARY OF SAID LOT 2B, 3.18 FEET; THENCE CONTINUING SOUTH 00°37'51" WEST ALONG SAID EAST BOUNDARY LINE, 352.31 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

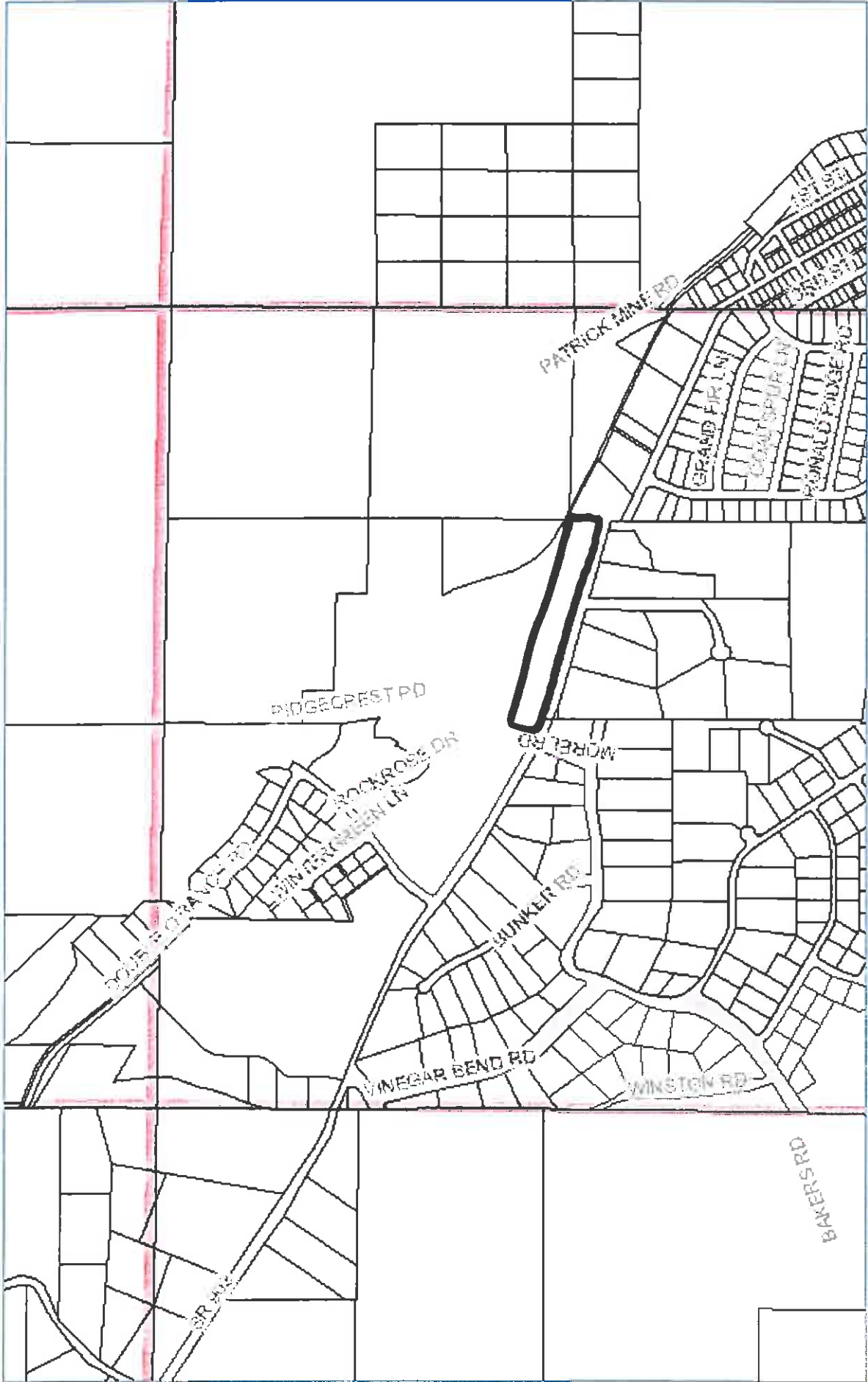
Kittitas County Mapsifter



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TerraScan Inc.

Kittitas County Mapsifter

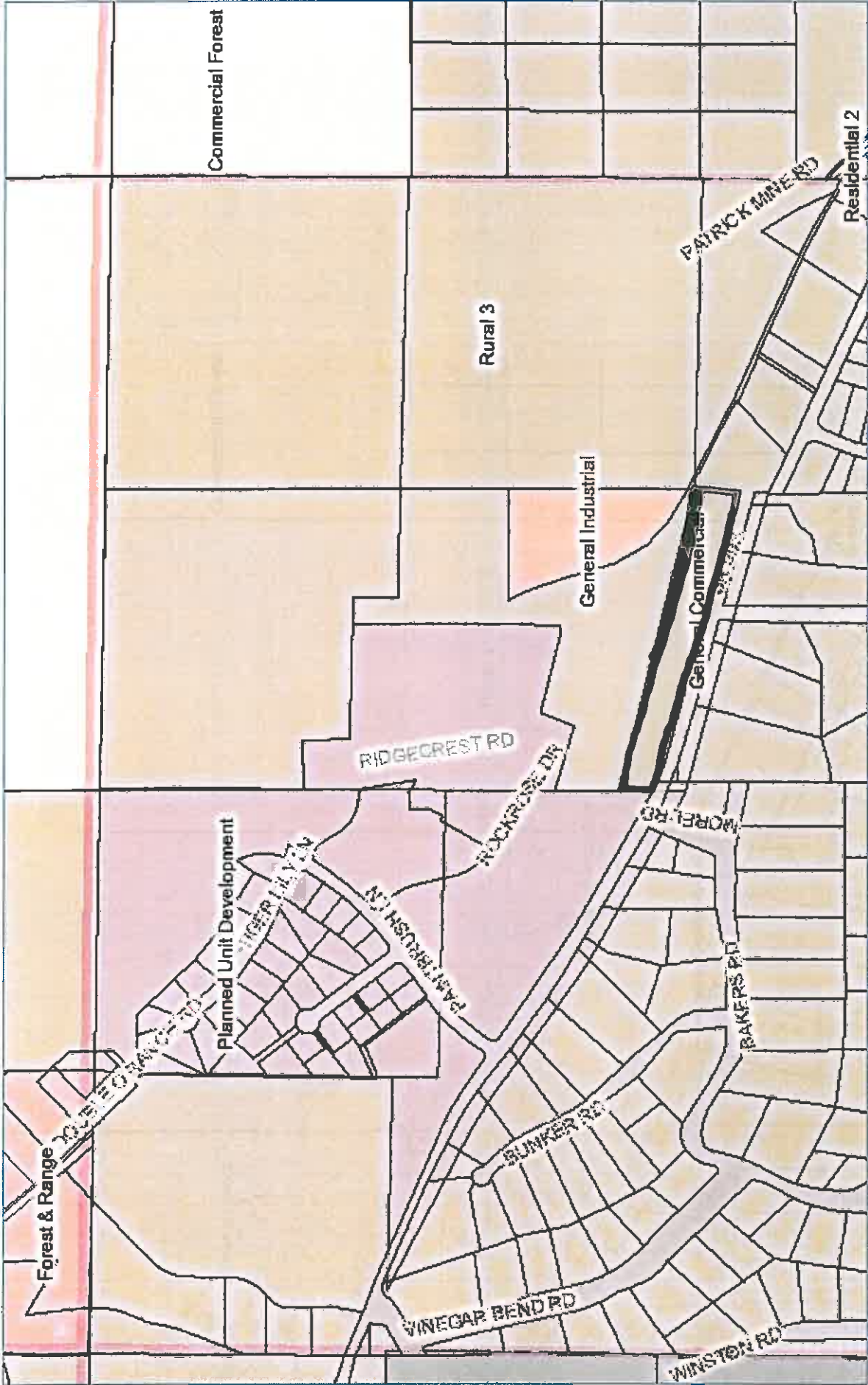


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TerraScan Inc.

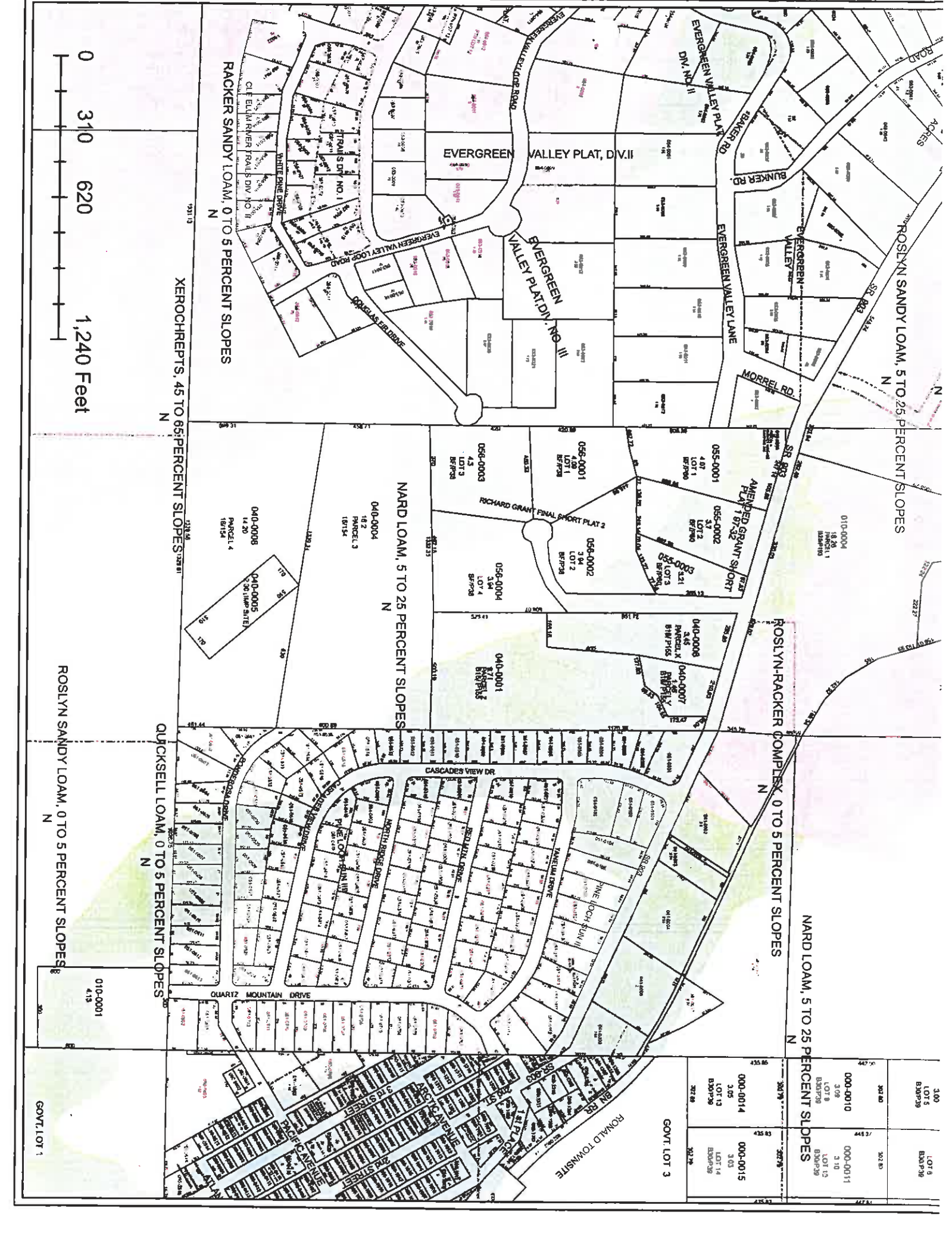
Attachment D

Kitittas County Mapsifter



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TerraScan Inc.



ROSLYN SANDY LOAM, 5 TO 25 PERCENT SLOPES

NARD LOAM, 5 TO 25 PERCENT SLOPES

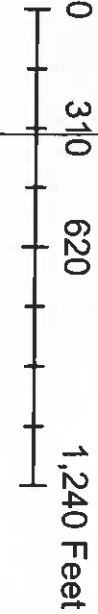
ROSLYN-RACKER COMPLEX, 0 TO 5 PERCENT SLOPES

NARD LOAM, 5 TO 25 PERCENT SLOPES

RACKER SANDY LOAM, 0 TO 5 PERCENT SLOPES

XEROCHREPTS, 45 TO 65 PERCENT SLOPES

QUICKSELL LOAM, 0 TO 5 PERCENT SLOPES



3.00
LOT 5
B30P29

303.80
000-0010
3.09
LOT 8
B30P28

303.83
000-0011
3.10
LOT 12
B30P28

GOVT. LOT 3

GOVT. LOT 1

Chapter 17.40

C-G - GENERAL COMMERCIAL ZONE*

Sections

- 17.40.010 Purpose and intent.
- 17.40.020 Uses permitted.
- 17.40.030 Lot size required.
- 17.40.040 Maximum lot coverage.
- 17.40.050 Maximum floor area.
- 17.40.060 Yard requirements.
- 17.40.070 Height restriction.
- 17.40.080 Off-street parking and loading.
- 17.40.090 Access requirement.
- 17.40.100 Half streets.
- 17.40.110 New residences.

* Prior history: Ords. 69-7, 2.

17.40.010 Purpose and intent.

The purpose and intent of the general commercial zone is to provide a classification consistent with existing business districts in unincorporated towns (i.e., Vantage, Easton) where a wide range of community retail shops and services are available. (Ord. 83-Z-2 (part), 1983)

17.40.020 Uses permitted.

Permitted uses are as follows:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading areas:
 - a. Antique shop,
 - b. Art gallery or store,
 - c. Bakery goods, retail only,
 - d. Barbershops,
 - e. Beauty parlor,
 - f. Confectionery store,
 - g. Delicatessen store,
 - h. Drugstore,
 - i. Dry cleaning and laundry branch offices or pickup agency, but not including plant and main office,
 - j. Garden supplies shop,
 - k. Gift shop,
 - l. Grocery, fruit or vegetable store,
 - m. Mini warehouse;
 - n. Restaurants,
 - o. Self-service laundry and cleaning,
 - p. Service stations, provided there shall be no repairing, repainting, reconstruction, or sale of motor vehicles from the premises,
 - q. Shoe repair shop,
 - r. Accessory buildings when located on the same lot;
5. Any of the following uses:
 - a. Amusement enterprises, including bowling alleys, dance halls, pool halls, and billiard halls and shooting galleries;
 - b. Auto and trailer sales;
 - c. Banks;
 - d. Cabinet shop;
 - e. Custom cannery;

- f. Department store;
 - g. Frozen food lockers;
 - h. Garage or auto repair, when conducted wholly within a building;
 - i. Hospitals, general and accessory buildings;
 - j. Hotels;
 - k. Lumberyard and building materials, retail only. Any open storage shall be enclosed by a sight-obscuring fence not less than six feet nor more than seven feet high;
 - l. Office, governmental;
 - m. Physical culture and health services including reducing salons, masseurs and public baths;
 - n. Radio or television studio;
 - o. Retail stores of all descriptions where merchandise is displayed and sold within the building;
 - p. School, private or parochial;
 - q. Sign shop;
 - r. Tavern;
 - s. Theater, auditorium or drive-in theater;
 - t. Tire shop;
 - u. Wholesale office and showrooms, merchandise on the premises limited to samples only;
 - v. Auction sales of personal property, other than livestock;
6. The following uses may be permitted if their location is first approved by the board of adjustment:
- a. Mortuary or funeral home;
 - b. Public camp;
 - c. Athletic stadium;
 - d. Animal hospital or boarding kennels;
 - e. Animal sales yard (livestock sales yard);
 - f. Hazardous waste on-site treatment or storage;
 - g. Junk yards;
7. Uses customarily incidental to any of the above uses when located on the same lot may be allowed provided that such uses, operations or products are not objectionable due to odor, dust, smoke, noise, vibration or other similar causes;
8. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within 10 working days pursuant to KCC Title 15A, Project Permit Application Process.
9. Accessory Dwelling Unit (if in UGA or UGN)
10. Accessory Living Quarters
11. Special Care Dwelling (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 93-1 (part), 1993; Res. 83-10, 1983)

17.40.030 Lot size required.

There shall be no limitation. (Res. 83-10, 1983)

17.40.040 Maximum lot coverage.

There shall be no limitation. (Res. 83-10, 1983)

17.40.050 Maximum floor area.

There shall be no limitation. (Res. 83-10, 1983)

17.40.060 Yard requirements.

- 1. Front Yard. No front yard is required.
- 2. Side Yard. No side yard is required.
- 3. Rear Yard. No rear yard is required; however, if a rear yard is provided, the minimum depth shall be twelve feet. (Res. 83-10, 1983)

17.40.070 Height restriction.

There shall be no limitation. (Res. 83-10, 1983)

17.40.080 Off-street parking and loading.

Off-street parking and loading shall be provided as required in Chapter 17.64.1 (Res. 83-10, 1983)

17.40.090 Access requirement.

All lots in this district shall abut a public street, or shall have such other access as deemed suitable by the commission and board. (Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

17.40.100 Half streets.

In an area adjacent to a half street and opposite or outside the plat including the dedication of said half street, structures shall be set back from said half street a distance sufficient to provide for an additional half street and the yard requirements. (Res. 8310, 1983)

17.40.110 New residences.

No new residence shall be permitted in this district except that related to the business or enterprises allowed in this district such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone. (Res. 8310, 1983)

Chapter 17.32

C-L - LIMITED COMMERCIAL ZONE*

Sections

- 17.32.010 Purpose and intent.
- 17.32.020 Uses permitted.
- 17.32.030 Lot size required.
- 17.32.040 Yard requirements - Front.
- 17.32.050 Yard requirements - Side.
- 17.32.060 Yard requirements - Rear.
- 17.32.065 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.32.070 Maximum structure height.
- 17.32.090 Access requirement.
- 17.32.110 Setback for vehicle service businesses.

* Prior history: Ords. 76-3, 69-3, 2.

17.32.010 Purpose and intent.

The purpose and intent of the limited commercial zone is to provide a district with a limited range of shopping and service businesses consisting primarily of small retail shops, stores and eating establishments. (Ord. 83-Z-2 (part), 1983)

17.32.020 Uses permitted.

The following uses are permitted:

1. One-family or two-family dwellings;
2. Parks and playgrounds;
3. Public and parochial schools, public libraries;
4. Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading areas:
 - a. Antique shop,
 - b. Art gallery or store,
 - c. Bakery goods, retail only,
 - d. Barbershops,
 - e. Beauty parlor,
 - f. Confectionery store,
 - g. Delicatessen store,
 - h. Drugstore,
 - i. Dry cleaning and laundry branch offices or pickup agency, but not including plant and main office,
 - j. Garden supplies shop,
 - k. Gift shop,
 - l. Grocery, fruit or vegetable store,
 - m. Mini warehouse;
 - n. Restaurants,
 - o. Self-service laundry and cleaning,
 - p. Service stations, provided there shall be no repairing, repainting, reconstruction, or sale of motor vehicles from the premises,
 - q. Shoe repair shop,
 - r. Accessory buildings when located on the same lot;
5. Uses customarily incidental to any of the uses set forth in this section;
6. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days pursuant to Title 15A of this code, Project permit application process.
7. Accessory Dwelling Unit (if in UGA or UGN)
8. Accessory Living Quarters
9. Special Care Dwelling (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 83-Z-2 (part), 1983; Res. 83-10,

1983)

17.32.030 Lot size required.

The minimum lot size for all dwelling units shall meet the requirements of the residential district. No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district. (Res. 83-10, 1983)

17.32.040 Yard requirements - Front.

There shall be a front yard having a minimum depth of twenty feet, unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied; if one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot, plus one-half the remaining distance to the required twenty-foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be twenty feet long. (Res. 83-10, 1983)

17.32.050 Yard requirements - Side.

There are no side yard requirements, except property abutting a residential district, in which case the side yard on the abutting side shall be the same as that required for the abutting property. On a side abutting a street the setback shall be a minimum of ten feet for all structures. Side yards for dwelling units shall meet the requirements of the residential district. (Res. 83-10, 1983)

17.32.060 Yard requirements - Rear.

There are no rear yard requirements. However, if a rear yard is provided, the minimum depth shall be twelve feet. (Res. 83-10, 1983)

17.32.065 Yard requirements - Zones Adjacent to Commercial Forest Zone

Properties bordering or adjacent to the Commercial Forest zone are subject to a 200' setback from the Commercial Forest Zone. (KCC 17. 57.050(1)). For properties where such setback isn't feasible, development shall comply with Kittitas County Code 17.57.050(2). (Ord. 2007-22, 2007)

17.32.070 Maximum structure height.

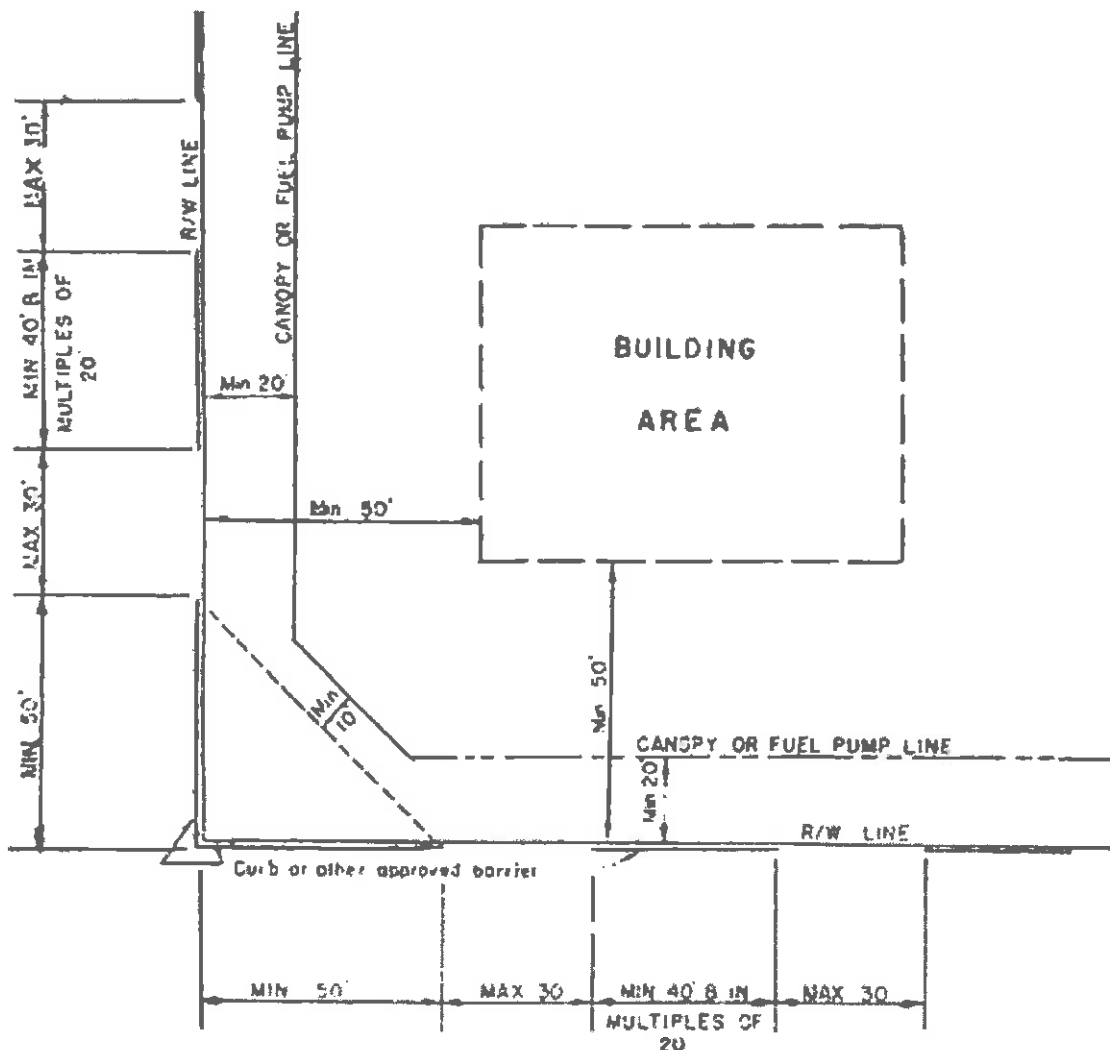
The maximum height of any structure shall be two and one-half stories or thirty-five feet, whichever is less. (Res. 83-10, 1983)

17.32.090 Access requirement.

All lots in this district shall abut a public street, or shall have such other access as deemed suitable by the board. (Ord. 83-Z-2 (part), 1983; Res. 8310, 1983)

17.32.110 Setback for vehicle service businesses.

Setback regulations for drive-in businesses, or minimum site standards for vehicle service businesses shall conform to the diagram on the following page. (Res. 83-10, 1983)



NOTE: Includes all drive-in businesses
 Service canopies allowed as shown
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY

JOE MCMAHUR CHAIRMAN
 HOWARD P. SORENSON
 GUY & LUMACO

Office of County Road Engineer KITTITAS COUNTY
COUNTY ROAD PLAN NO. 1 STANDARD PLAN VEHICLE SERVICE BUSINESS*
Drawn by <u>BS</u> Date <u>1-30-69</u>
APPROVED: <u>Walter M. Miller, Jr.</u> Kittitas County Engineer

[Top](#)

GPO 2.102 Neighborhood "convenience" business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

GPO 2.103 Home occupations which result in accumulations of vehicles, appliances, or other materials should be regulated, licensed and required to provide sight screening from adjacent properties and roadways.

GPO 2.104 Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

GPO 2.105 I-90 exits shall not be considered as new business sites unless an Interchange Zone Classification is developed.

GPO 2.106 Kittitas County recognizes home occupations and cottage industries as valuable additions to the economic health of the community. In addition, where distances from other employment warrants, limited-dispersed rural business activities (LD-RBAs) of low impact and with necessary infrastructure will be encouraged on a case by case basis as long as these sustain or are compatible with the rural character of their area in which they locate.

GPO 2.107 Limited-dispersal rural business activities (LD-RBAs), not necessarily resource-based, including but not limited to information, legal, office and health services, arts and crafts, clothing, small manufacture and repair may be located as an overlay zone in all rural and resource lands in the county as long as they are compatible with the rural character of the area in which they locate.

GPO 2.107A Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.107B Promote large-scale commercial development within the UGAs and UGNs by encouraging infrastructure improvements and new business recruitment.

GPO 2.107C Promote small-scale commercial development outside of UGAs and UGNs when compatible with adjacent land uses.

GPO 2.107D Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.107E Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.

Industrial Land use

Attachment H

year and must be reviewed by the KCCOG every five years. Amendments may only be proposed by a City or the County. *(See Attachment #3.)*

Policy B: Amendments to the UGA shall be mutually agreed upon between the City and the County. The KCCOG may review and make recommendations regarding the amendment as deemed appropriate. *(See Attachment #3.)*

Policy C: An amendment to a UGA shall only be approved once the City or County has demonstrated that the UGA designation criteria (issue #1) has been met. *(See Attachment #3.)*

8. Major Commercial and Industrial Development.

Policy A: Commercial developments including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs. When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size.

Policy B: New industrial development which is not resource-based shall be located only within UGAs, UGNs, or industrial zoned land, if urban services and zoning permits are required. Temporary industrial uses may be allowed within master planned resorts approved by the County pursuant to RCW 36.70A.360 and the County Comprehensive Plan MPR policies; provided, however, that any such use shall be limited to master planned resort construction, development, maintenance, and operational purposes and shall be subject to annual review and approval by the County. Nothing in this section shall prohibit master planned resorts approved by the County from continuously maintaining on-site industrial uses which are limited to meeting the on-going maintenance and operational needs of such resorts.

Policy C: Industrial developments which are solely resource based may be permitted beyond UGAs; provided, however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies.

9. Conflict Resolution.

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS STATE OF WASHINGTON**

ORDINANCE NO. 2006 - 12

**RONALD MILL SITE #1 AND TEANAWAY RIDGE LLC REZONE (Z-05-21)
IN THE MATTER OF AMMENDING THE KITTITAS COUNTY ZONING ATLAS FOR A
PORTION OF SECTION 14 OF TOWNSHIP 20 N., RANGE 12 E., FROM GENERAL
INDUSTRIAL TO GENERAL COMMERCIAL**

WHEREAS, according to Kittitas County Code Titles 15A & 17, relating to general rezones, adopted pursuant to RCW 36.70B & 36.70 respectively, an open record hearing was held by the Kittitas County Planning Commission on January 23, 2006 for the purpose of considering a zone change consisting of approximately 12.15 acres from General Industrial to General Commercial and described as follows:

PORTIONS OF TWO PARCELS LYING NORTH OF SR-903 LOCATED AT 9291 SR 903, RONALD, WA 98941 WITHIN SECTION 14, described as being a portion of section 14, of T.20N., R.12E., W.M., in the County of Kittitas, State of Washington; being a portion of assessor's parcel numbers 20-14-12010-0004 and 20-14-12041-0001 encompassing 300 feet north of SR 903 and being 1765.59 feet in length. And,

WHEREAS, testimony was taken from those persons present who wished to be heard during said open record hearing before the Planning Commission; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such zone change; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone in a 5-0 decision with 1 member absent; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on March 7, 2006 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed rezone:

1. Terra Design Works, agent for the Ronald Mill Site #1 and Teanaway Ridge LLC, submitted an application for a zone change from General Industrial to General Commercial of approximately 12.15 acres. The subject parcels are located north of SR 903, 9291 SR 903, Ronald, WA 98941, and are described as being a portion of tax parcel numbers 20-14-12010-0004 and 20-14-12041-0001 encompassing 300 feet north of SR 903 and being 1765.59 feet in length.
2. Kittitas County Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on October 21, 2005. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property as required by Kittitas County Code.

3. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a SEPA Determination of Non-Significance (DNS) was issued by Kittitas County Community Development Services on December 22, 2005. A revised DNS was issued on December 29, 2005 with an appeal deadline of January 13th, 2006. No SEPA Appeals were received.

4. An open record hearing was held by the Planning Commission on January 23, 2006 to consider this rezone request. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest to be served by this non-project action.

5. The requested zone change to General Commercial is consistent with the Commercial designation of the Kittitas County Comprehensive Plan.

6. The proposed requested zone change does meet all seven criteria as listed in KCC 17.98.020 (E).

- A. *The proposed amendment is compatible with the comprehensive plan. The Comprehensive Plan designation for the subject property is Commercial and the requested zone change is compatible with this designation. The Comprehensive Plan designation was amended as part of the 2005 Annual Comprehensive Plan Amendment. The rezone is consistent with the amendment and Comprehensive Plan Designation.*
- B. *The proposed amendment bears a substantial relation to the public health, safety or welfare. The more intense industrial uses would no longer be allowed per the zone change resulting in a more compatible zone in relation to the existing neighborhood.*
- C. *The proposed amendment has merit and value for Kittitas County or a sub-area of the county. The project site is located within the Ronald UGN.*
- D. *The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property. The rezone will allow for less intensive industrial uses.*
- E. *The subject property is suitable for development in general conformance with zoning standards for the proposed zone.*
- F. *The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property. The subject property is adjacent to Highway Commercial and General Industrial zoning, and fronts SR-903. The more intense industrial uses would no longer be allowed per the zone change resulting in a more compatible zone in relation to the existing neighborhood.*
- G. *The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties. There is no irrigation on the subject property.*

7. Additional conditions are not necessary to protect the public's interest.

8. No adverse public testimony was heard during the public hearing.

NOW THEREFORE,

BE IT HEREBY ORDAINED by the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby approve said zone change from General Industrial to General Commercial, known as the Ronald Mill Site #1 and Teanaway Ridge LLC Rezone (Z-05-21), and does hereby authorize the amendment of the Kittitas County Zoning Map as set forth in attached Exhibit A.

DATED this 21st day of March, 2006 at Ellensburg, Washington.



APPROVED AS TO FORM:

Greg Zempel WSBA #19125

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

David B. Bowen
David B. Bowen, Chairman

Alan A. Crankovich
Alan A. Crankovich, Vice-Chairman

Perry D. Huston
Perry D. Huston, Commissioner

Exhibit A: Map

Ronald Mill Site #1 and Teanaway Ridge LLC Rezone (Z-05-21)

