



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Price CUP-08-01

Description: Operation of a "Guest Ranch" known as Happy Trails Horse Adventure on a 14.35 acre parcel on land that is zoned Agriculture-3.

Proponent: Mr. Jack C. Price
PO Box 32
Easton, WA 98925

Location: The project is located at 551 Pioneer Trails Road, southeast of the City of Easton off of Nelson Siding Road and Pioneer Trails Road, Cle Elum, WA 98922 located in a portion of Section 20, T.20N. R. 14E, W.M. in Kittitas County. Map number 20-14-20010-0002

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

I. Transportation

The applicant must adhere to all regulations set forth in the Kittitas County Road Standards, including the following conditions:

1. Pioneer Trail Road: Pioneer Trail Road shall be certified that it meets or exceeds the minimum Kittitas County Road Standards for a Low-Density Rd. (Per current Kittitas County Road Standards, Table 12-1).
 - a. Access Easements shall be a minimum of 60'. The roadway width shall be 20', with 1' shoulders = 22' total width.
 - b. All easements shall provide for AASHTO radius at the intersection with a County Road.
 - c. Minimum centerline radius will be 60'.
 - d. Surface requirement 6" gravel surface.
 - e. Maximum Grade 8% flat, 12% rolling or mountainous.
 - f. Stopping Site Distance, reference AASHTO.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- g. Entering Site Distance, reference AASHTO.
 - h. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - i. Any further development of the subject property may result in further access requirements. See Kittitas County Road Standards.
 - j. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements or state easements may require higher road standards. The higher of the road standards shall apply.
 - k. The entire road shall be certified by a licensed Engineer that it meets or exceeds current Kittitas County Road Standards prior to the issuance of a Conditional Use Permit for the subject property.
2. Cul-de-sac / Turn-Around Area: A cul-de-sac or designated turn around area shall be required. A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
 3. Road Maintenance Agreement: A Road Maintenance Agreement shall be required prior to the issuance of a Conditional Use Permit for the subject property. Approval from the other property owners that use Pioneer Trail Road (Such as the Home Owners Association or similar entity) may be required. The applicant may be required to increase their proportional share in the cost of maintenance of Pioneer Trail Road depending on the impact of the business operations. Kittitas County will not dictate the terms of such agreement but shall require that an amicable Road Maintenance Agreement is entered into with the other property owners served by Pioneer Trail Road.
 4. Future Expansion / Potential Impacts: Additional conditions may be applied as increased volumes of vehicle traffic occur or if business operations result in additional impacts. If the facility generates high density levels of traffic (More than 150 vehicles per day), Public Works may require the applicant to provide additional improvements which may include hard surfacing and widening of Pioneer Trail Road and depending on the traffic volumes could include left or right turn lanes on Nelson Siding Road. The applicant is encouraged to contact our department to discuss any additional plans for expansion or revisions to this original application.
 5. Access Permit: An approved access permit will be required from the Department of Public Works prior to creating any new driveway accesses or performing any work within the county road right of way.
 6. Parking: The applicant shall be responsible for providing adequate on site parking. No parking shall be allowed within the County Road Right of Way.
 7. Fire access road: The fire department access road needs to be capable of supporting 75,000 lbs in all weather conditions and shall be 20-foot wide, provide 13.5 feet of vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D if applicable.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards.

- C. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
- D. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

III. Environmental Health

- A. Public Water - Any water provided to the public for consumption must originate from an approved drinking water source. If the applicant wishes to serve greater than 25 people for more than 60 days per year the water system would need to be approved as a **Group A – Transient Non-Community system** and must be licensed and approved by the Washington State Department of Health. The individual contact at Washington State Department of Health is Tom Justus at (509) 456-2453.
- B. Food Safety - If applicant is preparing food or offering concessions on site they must apply and receive a food service permit which includes an inspectors review and pre-opening inspection. If the applicant does not intend to serve food the only requirement is to meet public drinking water regulations.
- C. On Site Septic - The number of patrons at the residence at one time determines the necessary amount of portable toilets needed. At a minimum there should be two portable toilets provided with regular servicing.
- D. Solid Waste - The applicant must maintain regular garbage collection service and proper storage of solid waste. Solid waste must be stored off of the ground, and covered to prevent exposure to the elements and animals; and to prevent the harboring of insects, and vectors.

IV. Fire Protection

- A. Fuel reduction of tall grass and brush, and all trees shall be limbed up to ten-feet and that tent structures shall have adequate distance between them to reduce the spread of fire. The fire districts concern is a dense row of trees on the neighboring fence line that is in the prevailing wind direction. The fire district recommends that all outdoor burning (including campfires) be restricted, unless mitigated.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, April 3, 2008).

Responsible Official: _____
 Dan Valoff

Title: Staff Planner

Address: Kittitas County Community Development Services
 411 North Ruby St., Suite 2
 Ellensburg, WA 98926
 (509) 962-7506 FAX 962-7682

Date: March 20, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, April 3, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.