

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Lookout Large Lot (LL-08-03)

Description: An 11-lot Large Lot subdivision of approximately 235.10 acres of land zoned Agriculture-5.

Proponent: Frank & Judy Ragland, Landowners
PO Box 207
Thorp, WA 98946

Terra Design Group Inc, Authorized Agent
PO Box 686
Cle Elum, WA 98922

Location: The project is located northeast of the Town of Thorp, northeast of Highway 10 on US 97, Ellensburg, WA 98926, located in a portion of Section 01, T18N, R17E, WM, in Kittitas County. Assessor's map number 18-17-01020-0005.

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:

I. Transportation

- A. The applicant shall be responsible for meeting all conditions and requirements in place at the time of development set forth by the Department of Public Works. See attached memorandum.
- B. The fire apparatus access road shall be capable of supporting 75,000 lbs in all weather, be a minimum of 20' wide, provide 13'6" vertical clearance and provide a turn-around for fire department apparatus in accordance with the International Fire Code 2006 – Appendix D.
- C. All access to the lots shall be from US Highway 97 at milepost 140.76. No additional access directly to US Highway 97 shall be allowed from the subject property.
- D. Addresses posted for all new residences shall be clearly visible from both directions at the County road.
- E. The applicant shall provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location.
- F. Mail routes and/or boxes shall be approved by the local postmaster. Mailbox locations shall not create sight obstructions.
- G. All conditions pursuant to the Road Variance (RV-07-32) issued by the Department of Public Works on February 4th, 2008 shall be conditions of this Large Lot.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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II. Water

- A. Stormwater and surface runoff generated from this project shall be retained and treated onsite and shall not be allowed to flow onto County or WSDOT right-of-ways.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- C. The Lookout Large Lot (LL-08-03) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all 11 lots combined. The cumulative groundwater withdrawal of all lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology and no more than ½ acre of lawn and garden shall be irrigated from this groundwater withdrawal.
- D. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

III. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and US Highway 97.

IV. Noise

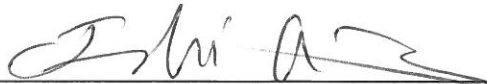
- A. Construction activities shall comply with KCC 9.45 (Noise). Development and construction practices for this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise.

VI. SEPA Review

- A. Any future subdivision of land, regardless of exemption, shall be subject to SEPA review.

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, Friday, June 27, 2008).

**Responsible
Official:**


Trudie Pettit

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: June 13, 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, June 27, 2008. Aggrieved parties are encouraged to contact the Kittitas County Board of Commissioners at (509) 962-7508 for more information regarding the appeal process.