



April 9, 2007
HAND DELIVERY

Mr. Darryl Piercy, Director
Kittitas County Department of Community Development
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Submittal of Tamarack Ridge Preliminary Plat
Performance Based Cluster Subdivision
Kittitas County Parcel Nos. 21142, 21139, 19149, 21140, and 21141
Our Job No. 12854

Dear Mr. Piercy:

On behalf of Stuart Vista, LLC., we are formally submitting the application materials for a performance based cluster subdivision of the properties referenced above. The project is a performance based cluster plat of approximately 50 acres with a maximum potential of 32 single-family lots in the R-3 zoning district of Kittitas County, south of Cle Elum. The following documents, which comprise a complete application as listed on the Long Plat application checklist, are enclosed for your review and processing:

1. One (1) copy of the Preliminary Long Plat Application form
2. One (1) Adjacent Ownership Map with a list of addresses for property owners within 300 feet
3. One (1) list of addresses for property owners within 300 feet
4. One (1) copy of the combined SEPA checklist for Tamarack Ridge, Starlite Estates, and Meadow Springs
5. One (1) copy of the Critical Areas Checklist
6. Ten (10) copies of the Preliminary Plat map set for this project
7. Five (5) copies of the preliminary bridge design documents
8. Five (5) copies of the Public Benefit Ratings analysis Chart for Performance Based Cluster Subdivisions
9. One (1) copy of the Title Report
10. One (1) check payable to KCCDS for application fees

Based on our pre-application meeting held on March 28, 2007, it is our understanding that the above-noted documents comprise a complete application for your review of this project. Please see the narrative contained in this letter for the project description and an outline of expected issues.

Project Description: The project is a 32-lot performance based cluster plat of approximately 50 acres of Rural 3 (R-3) zoned land south of Cle Elum. The proposed lots are approximately one-acre in area and have been placed in the project sensitive to existing topography and in consideration of critical area protection and connectivity of open space.

The project will construct a network of new private roads that will serve as primary access to this proposed subdivision and two additional subdivisions that are adjacent (Starlite Estates to the

west, and Meadow Springs to the south and west). The new road network will also connect to existing roads (Pasco Road and Stone Ridge Drive), intended for secondary or gated emergency access connections only.

Zoning: The subject property is zoned R-3, which requires 3-acre minimum lot areas when served by private wells and septic systems. The minimum lot area for cluster projects with public water and public sewer is 0.5 acres. The proposed project is designed with 0.5-acre minimum lot areas to be served by a new Group A water system and private on-site septic/drain field systems or potentially community drain fields.

Performance Based Cluster Subdivision: As outlined in KCC16.09, a Performance Based Cluster Subdivision may exceed the base density of the zone by up to 100 percent if supported by the public benefit rating system criteria. Based on the gross site area, the allowed lot yield is 16 lots (~50ac. / 3ac/lot = 16 lots). With the 100 percent bonus density incentive per the performance based cluster subdivision, the project's allowable lot yield is 32 lots (16 lots x 1.00 bonus = 16 lots; 16 lots + 16 lots = 32 lots). As proposed, the project meets the allowed lot yield and density based public benefit bonus points as outlined below:

- The project's open space allocation exceeds the minimum required open space area of 9 acres.
- A minimum of 40 percent of the project area is required to remain as open space for the Performance Based Cluster Subdivision. Proposed open space comprises approximately 43 percent of the project area. The open space area calculated for the density bonus does not include areas with potential wetlands or slopes exceeding 30 percent. Total required open space area for the project site is approximately 16.6 acres. [Public benefit 40 points]
- The project proposes a network of roads that facilitate interconnectivity (for emergency access) of this project with existing roads in the area and to two (2) the proposed adjacent Performance Based Cluster Subdivisions of Starlite Estates and Meadow Springs. [Public benefit 25 points]
- The street network for this project and the surrounding area is shown on Sheet 1 of 3. The project will create a new Group A water system using water rights held by the properties. [Public benefit 50 points]
- Trail and picnic areas, which will provide active and passive recreation opportunities, are proposed. [Public benefit 15 points]

Critical Areas: The site has rolling and mountainous topography. There is an existing Bonneville Power Administration (BPA) easement containing several runs of power lines along the southern portion of the site. According to National Wetland Inventory (NWI) maps, there may be existing wetlands under the power lines. According to the NWI maps, the potential wetlands would be designated palustrine emergent (PEMA) wetlands of unknown classification. If required during the review process, the applicant will hire a wetland biologist to delineate actual wetland boundaries and required buffers. At this time, assumed buffers of 20 feet are shown.

Roads and Access: Primary access to the site will be via a new private rural collector (per Chapter 12.12 KCC, Table 12-1) roadway from Westside Road. The new road to the project will include a new bridge across the irrigation canal at the northeast corner of the site. The bridge will be designed and permitted under separate approvals from the necessary agencies, including the County (please see the enclosed bridge drawings for preliminary bridge design information). The final location and design of the bridge may vary from what is shown due to engineering design issues. The travel way of the bridge will match the travel way width of the roadway.

The new private collector road from Westside Road will be the beginning of an access system to serve the new lots within the site, as well as lots the proposed adjacent subdivisions of Starlite Estates and Meadows Springs. In addition, the proposed roadway to be constructed for this project will connect to Stone Ridge at the northwest corner of the site for the purposes of emergency access. A second connection to Pasco Road is proposed to be gated (per Fire Department specifications) to restrict vehicular traffic to emergency vehicles or secondary access only. Existing access easements will be maintained or relocated as appropriate to preserve access rights to adjoining properties. The on-site local access roads serving 40 or fewer lots at full build out will be designed per Chapter 12.12 KCC, Table 12-1.

Water and Sewer Utilities: The project will be served by a new Group A water system (to be designed by a licensed engineer) to be established by the developers of the Tamarack Ridge, Starlite Estates, and Meadows Springs projects. The water rights available to create the Group A well may provide water service to 200 or more homes, which is significantly more than is proposed, so the Group A system will be able to serve other properties in the area as development occurs. The Group A water system is expected to have the ability to meet fire flow and domestic service needs for 200 or more homes.

Sanitary waste will be accommodated on site with individual private septic and drain field systems. The developer may choose to have community drain fields as an alternative to on-site drain fields for each lot. If community drain fields are proposed, up to seven lots could use one drain field.

It is our understanding that the enclosed documents comprise a complete application for a preliminary plat. If you have any questions or require additional information regarding the enclosed, please contact me at this office. Thank you.

Respectfully,



Ivana Halvorsen
Senior Planner

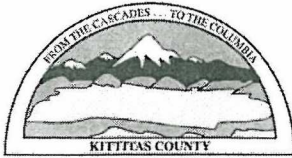
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12854c.001.doc

enc: As Noted

cc: Mr. Wayne Nelsen, Stuart Vista, LLC (w/enc)
Mr. Tom Barghausen, Barghausen Consulting Engineers, Inc. (w/ 1/2 size plans)
Mr. Barry Talkington, Barghausen Consulting Engineers, Inc. (w/ 1/2 size plans)

P-07-18



KITITIAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITIAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITITIAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the 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;
 \$1500 for Community Development Services Department, **PLUS** \$225 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

RECEIPT #

X _____

4-10-07

050494



NOTES:

KITITIAS COUNTY
CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

12854.001.pdf

Tamarack Ridge

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

Name: Stuart Vista, LLC - contact Wayne Nelsen
Mailing Address: 301 West 1st Street, #B
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: (509) 674-6828
Email Address: wayne@sapphireskies.net

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

Agent Name: Ivana Halvorsen, Barghausen Consulting Engineers, Inc.
Mailing Address: 18215 - 72nd Avenue South
City/State/ZIP: Kent, WA 98032
Day Time Phone: (425) 251-6222
Email Address: ihalvorsen@barghausen.com

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: Not assigned
City/State/ZIP: Cle Elum, Washington

5. **Legal description of property:**

Please see attached

6. **Tax parcel number(s):** 21139, 21140, 21141
21142, 19149

19-14-01054-0004
-0005
-0006
0007

7. **Property size:** Approximately 50 (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):

Subdivide approximately 50 acres of vacant land into 32 lots with private road easements, a group water system, and private on-site septic systems.

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? Westside Road

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 _____

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

Date:

X Wage A. Noh

4/10/07

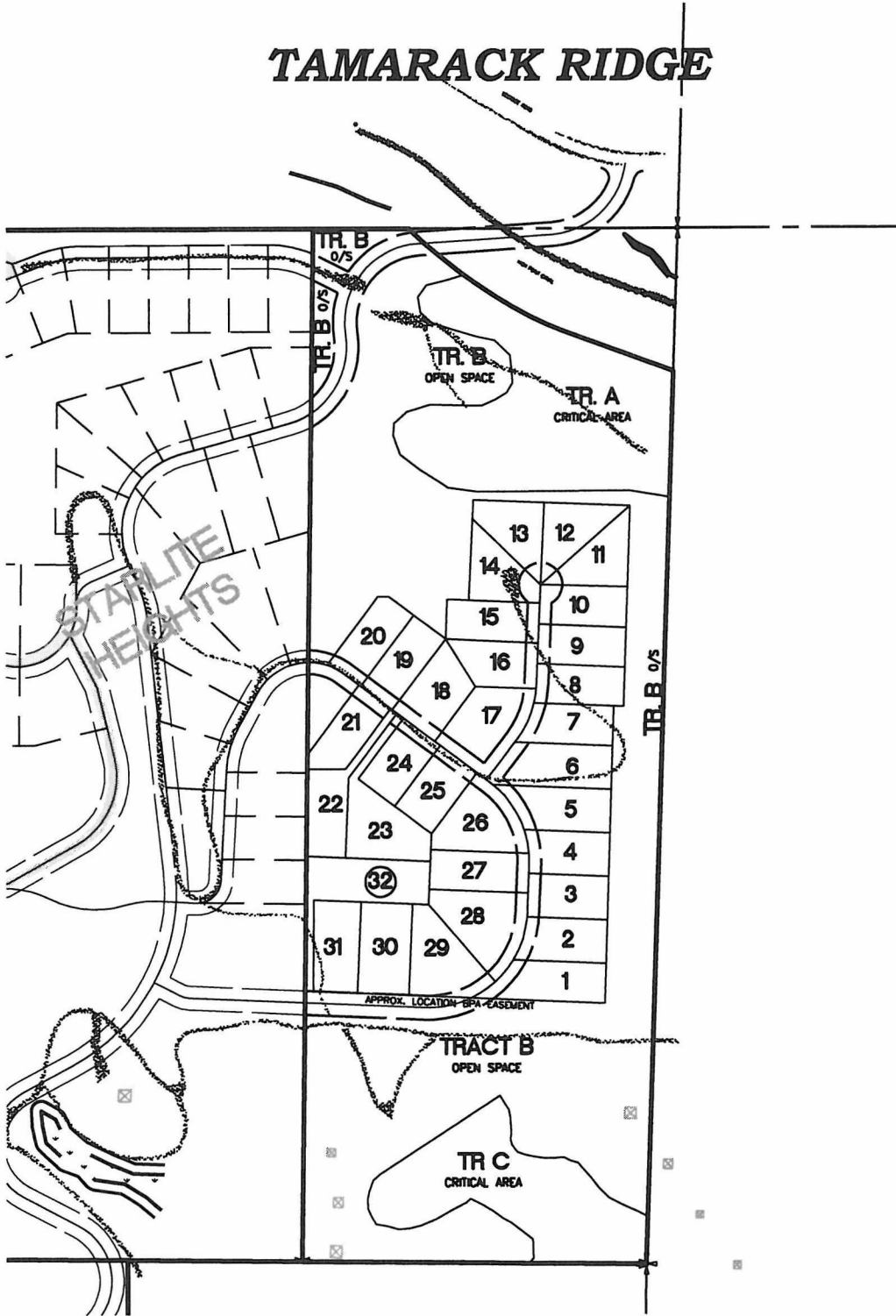
**PUBLIC BENEFIT RATINGS ANALYSIS
PERFORMANCE BASED CLUSTER SUBDIVISION
TAMARACK RIDGE**

Project Name:	Tamarack Ridge	PBR Summary	
Base Acreage:	~ 50.0	Eligible Points:	130
Zoning:	R-3	Points Used:	100
Base Lot Size:	3.0	Open Space Ac.:	20 AC
Base Lot Yield:	16	Total Proposed Lots:	32
Max. Lot Yield:	32	Average Lot Size:	0.6 AC

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	0	0	<i>interconnectivity is proposed</i>
Connectivity	25	25	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		25	
Open Space			
50% - 25 yrs.	0	0	<i>40% open space excludes road and critical areas</i>
40% - 80% perpetuity	40 - 80	40	
Urban Redevelopment	0	0	
subtotal		40	
Wildlife Habitat			
Connectivity	15	0	<i>no additional habitat elements proposed</i>
CAO Supplement	10	0	
subtotal		0	
Health and Safety			
Municipal Water	0	0	<i>Group A water system proposed</i>
Group A	50	50	
Group B	25	0	
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		50	
Recreation			
Passive	5/10	5	<i>private picnic areas proposed private trails proposed</i>
Active	10/20	10	
Formal Active	10/25	0	
subtotal		15	
TOTAL		130	

TAMARACK RIDGE



**PUBLIC BENEFIT RATINGS ANALYSIS
PERFORMANCE BASED CLUSTER SUBDIVISION
TAMARACK RIDGE**

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Base Lot Yield:	16	Total Proposed Lots:	32
Max. Lot Yield:	32	Average Lot Size:	0.6 AC

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	0	0	<i>interconnectivity is proposed</i>
Connectivity	25	25	
Multi-Modal Access	25	0	
Streetscape	0	<u>0</u>	
subtotal		25	
Open Space			
50% - 25 yrs.	0	0	<i>40% open space excludes road and critical areas</i>
40% - 80% perpetuity	40 - 80	40	
Urban Redevelopment	0	<u>0</u>	
subtotal		40	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	<u>0</u>	
subtotal		0	<i>no additional habitat elements proposed</i>
Health and Safety			
Municipal Water	0	0	<i>Group A water system proposed</i>
Group A	50	50	
Group B	25	0	
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	<u>0</u>	
subtotal		50	
Recreation			
Passive	5/10	5	<i>private picnic areas proposed</i>
Active	10/20	10	
Formal Active	10/25	<u>0</u>	<i>private trails proposed</i>
subtotal		15	
TOTAL		130	

SEPA ENVIRONMENTAL CHECKLIST

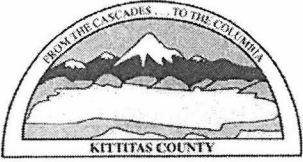
Tamarack Ridge, Starlite Estates, and Meadow Springs Preliminary Plat Kittitas County, Washington

Prepared for:
Stuart Vista, LLC,
Starlite Construction, and
Meadow Springs, LLC
301 West 1st Street, Suite B
Cle Elum, WA 98922

April 2007
Our Job No. 12854



CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
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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.

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 of 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 questions 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 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.

FOR STAFF USE

A. BACKGROUND

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

Preliminary plat approval for all three projects, - 2007.

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

Not at this time.

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

None that we are aware of.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

4. 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 an approved rezone application pending appeal on the Meadow Springs parcels. The applicant has negotiated a settlement of the appeal with the neighbors, so the appeal is expected to be dropped and the approval upheld.

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

- Kittitas County Preliminary Plat Approval for each project
- Kittitas County Final Plat Approval for each project
- Kittitas County SEPA Determination
- Kittitas County Clearing and Grading Permit
- Civil Construction Plan Approval
- Residential Building Permits
- Septic System Approvals
- Washington Department of Ecology NPDES Permit
- Wetland Fill Permit(s) from the U.S. Army Corps of Engineers and/or DOE (if applicable)
- Group A Water System Approval
- Bridge Design and Construction Approvals
- Bonneville Power Administration Approvals
- WDFW Hydraulic Project Approval (if required)
- Kittitas County Right-of-Way Use Permit
- Gate Permits for private roads

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?
There are varying slopes (including slopes exceeding 30-percent) throughout 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.

Unknown.

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

Unknown.

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

A substantial amount of grading is necessary for the roadway system. Future home construction is also likely to have grading required for driveways and building pads.

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

Erosion could occur due to land clearing activities, grading, and filling. Control measures will be implemented prior to clearing, which includes constructing drainage ditches, silt control fences, and sedimentation control ponds, as required by Kittitas County.

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

Unknown, but likely less than 25 percent.

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

Temporary erosion and sediment control measures should be in place and inspected prior to the start of construction activities.

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 project will result in minor emissions to the air both during construction and following development completion. During construction, impacts may result from construction vehicle emissions and airborne dust resulting from earthwork activities.

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

Off-site sources of emissions include surrounding uses and vehicle traffic associated with nearby streets. These sources are not anticipated to affect this project.

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

All applicable EPA and Ecology standards governing air quality related to construction will be followed during project development.

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.

According to the National Wetland Inventory (NWI) maps, wetlands may exist on site. Highline Canal, operated by Kittitas Reclamation District, bisects the northeast corner of the Tamarack Ridge site.

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.

The proposed project will require work in or near the potential NWI wetlands located in the south and western portions of the site.

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.

Approximately 2,000 cubic yards of fill may be placed in one or more wetlands to accommodate road crossings. Road fill will come from on-site or a rock/gravel company if on-site materials are unsuitable.

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

No surface water withdrawals or diversions are proposed. The wetland fill area will be designed with culverts to maintain hydrology (if required).

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

The project is not located within a known 100-year floodplain.

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.

The project does not proposed any discharge of waste materials to surface waters.

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.

Groundwater will be withdrawn by a future Group A well to be established by these three (3) projects.

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.

Private septic systems and drainfields will serve all of the proposed lots. The developers may choose community drainfields for some of the lots.

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.

Stormwater will be generated by the future roads and homes that will be constructed.

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

Not expected.

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

None.

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?

Site vegetation (including trees) will be disturbed and/or removed to accommodate home construction, street improvements, and utilities.

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

There are no threatened or endangered plant species known to exist on or near the site.

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

No, no landscaping is proposed at this time.

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 known.

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

Unknown.

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

Large tracts of open space will remain after development.

6. ENERGY AND NATURAL RESOURCES

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

Electricity will be required to provide lighting and heating within the project. Wood stoves and propane may also be used for heating and small appliances as applicable.

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

The project will not affect the potential use of solar energy by neighboring properties.

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 future homebuilder will comply with Washington State laws regarding energy conservation.

7. ENVIRONMENTAL H

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.

The proposed project will not result in any environmental health hazards.

1) Describe special emergency services that might be required.
No special emergency services will be required for the development of the site.

2) Proposed measures to reduce or control environmental health hazards, if any.
Compliance with all OSHA regulations will minimize the likelihood of construction accidents and the need for any response measures. Not other measures are proposed aside from sound construction practices.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
There is minimal existing noise as this is a sparsely populated rural area.

2) What types of 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, noise levels will increase during the day due to the operation of construction equipment for the installation of roads and utilities, and equipment used for grading. On a long-term basis, the project will create minimal traffic noise, primarily during peak travel times, and ambient noise levels typical of residential developments.

3 Proposed measures to reduce or control noise impacts, if any.
None are proposed.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Some of the sites are vacant, and some are developed with single-family homes associated outbuildings. The surrounding properties are developed with single-family homes or are vacant.

b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.

c. Describe any structures on the site.
There are existing residence(s) and outbuildings on Kittitas County Parcel Nos. 735334 and 015434.

d. Will any structures be demolished? If so, what?
Several of the existing structures will be demolished. The Pasco Cabin will be relocated to a site close to the existing barn on Parcel No. 015434, which will also remain.

e. What is the current zoning classification of the site?
The site is zoned as Rural 3 and Rural 5.

f. What is the current comprehensive plan designation of the site?
The site is designated as Rural.

g. If applicable, what is the current shoreline master program designation of the site?
The site does not have a shoreline designation,.

h. Has any part of the site been classified as an:
 environmentally sensitive area?
Slopes exceeding 30 percent and wetlands are present on the site.

i. Approximately how many people would the completed project displace?
None.

j. Approximately how many people would reside or work in the completed project?
Based on the Census 2000 average household size for Cle Elum of 2.3-2.7 people per household, it is estimated that approximately 285-335 people will reside in the completed project (124 homes).

k. Proposed measures to avoid or reduce displacement impacts, if any.
None are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The proposed project has been designed to be consistent with Kittitas County Zoning and Comprehensive Plan designations.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Up to 124 middle-income residential units will be created as allowed by the zoning- and performance-based cluster subdivision standards.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
All of the existing residential units will be eliminated and the unoccupied cabin will be relocated and used for recreational purposes.

c. Proposed measures to reduce or control housing impacts, if any.
None are proposed.

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?

The tallest structures will be single-family residences. Exterior materials will be wood, composite materials, stone, metal, and other products.

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

No views are anticipated to be obstructed.

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

None are proposed.

11. LIGHT AND GLARE

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

The residents' use of cars on proposed streets will create some additional light in the evening during peak travel times. It is not anticipated that these sources of light would impact neighboring properties.

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

Light or glare will not interfere with views from surrounding homes.

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

None.

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

None are proposed.

12. RECREATION

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

No existing designated or informal recreation opportunities are in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any recreational uses.

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

Large open space tracts are proposed, which can be used as informal, passive recreation. The Meadow Springs project will create a community clubhouse.

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.

Parcel Nos. 735334 and 015434 are part of the Pasco Homestead. The existing cabin and barn will be retained.

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

Parcels 735334 and 015434 are part of the Pasco Homestead. The existing cabin and barn will be retained.

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

The Pasco Homestead cabin and barn will be retained. The cabin will be moved near the barn to become part of the community area and clubhouse.

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.

Development of the site will require the construction of a system of new private roads that will connect to Westside Road, Stone Ridge Drive, and Pasco Road.

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

No.

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

The completed project will provide a minimum of two off-street parking spaces per lot.

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).

The proposed project will include the construction of a private road system designed to public road standards on 60-foot-wide easements. Two separate gated emergency access connections are also included in the proposed design.

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

The project will not use water, rail, or air transportation.

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

The project will generate approximately 1,187 new daily trips and 124 new p.m. peak hour trips.

(9.57 x 124 new residences = 1,187 ADT; 1.01 p.m. peak hour trip per house x 124 = 125 p.m. peak hour trips).

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

Interconnected streets and connections to existing roads to improve emergency access.

15. PUBLIC SERVICE

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

As typical for single-family residential lots, the proposed project will result in an incremental increased need for fire, school, police, and other public services.

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

Impact on a long-term basis on the need for public services will be mitigated through the collection of tax revenues that provide the primary funding mechanism for these services.

16. UTILITIES

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

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.

Power: Puget Sound Energy
Water: Future Group A Public Water System
Septic System: Private Individual On Site and/or Community Drainfield(s)
Telephone: Qwest Communications

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 makes its decision.

Signature: 
Ivana Halvorsen

Date: 4-9-07