

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

TO: WA State Dept. Ecology SEPA Registrar
WA State Dept. Ecology, Yakima
WA State Dept. of Transportation-Yakima
Kittitas Co. Life Safety- Fire Marshal
Kittitas Co. Environmental Health
Cle Elum-Roslyn School District No. 404
Yakama Nation – Department of Natural Resources
City of Cle Elum
Adjacent Property Owners
Applicant

Yakama Nation
WA State Dept. Fish & Wildlife, Ellensburg
Kittitas Co. Board of Commissioners
Kittitas Co. Public Works
Kittitas Co. Sheriff's Office
Kittitas Co. Solid Waste

FROM: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

DATE: October 8, 2007

SUBJECT: NOTICE OF APPLICATION: Ponderosa Pines Preliminary Plat (P-07-42)

On June 29, 2007, Community Development Services received an application from Wayne Nelsen, authorized agent for Cooper Pass LLC, landowner, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5 (P-07-42) Located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022 within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

Please find the Plat Application, SEPA Environmental Checklist, preliminary plat map and other applicable documents for the referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby Suite 2, Ellensburg, WA, 98926. Phone (509) 962-7506, or online at <http://www.co.kittitas.wa.us/cds/current/>

Please send comments regarding potential adverse environmental impacts and the application by October 24, 2007 @ 5:00 pm to Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. Staff Planner: Scott Turnbull.

An open record hearing will be scheduled before the Kittitas County Planning Commission after a SEPA threshold determination has been made. A Public Hearing notice will be issued with the exact date, time and location will be issued. Written and oral testimony will be considered by the Planning Commission at said public hearing. If there are any questions, please contact CDS at (509)962-7506.

Written Comments must be submitted no later than October 24, 2007 at 5:00 pm.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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Notice of Application

Ponderosa Pines Preliminary Plat (P-07-42)

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on October 10, 2007 deem complete, an application from Wayne Nelson, authorized agent for Cooper Pass LLC, landowner, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. (P-07-42) Located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

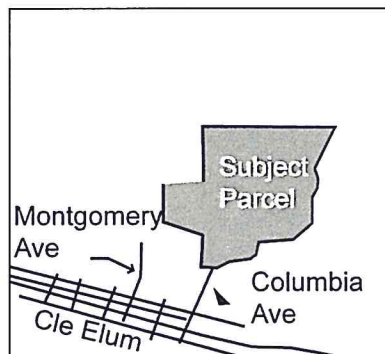
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N. Ruby Suite 2, Ellensburg, WA 98926, or on line at <http://www.co.kittitas.wa.us/cds/current/> Phone (509) 962-7506. Staff Contact: Scott Turnbull.

Written comments from the public may be submitted to Kittitas County CDS no later than October 24, 2007 @ 5:00 p.m., after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

An open record hearing will be scheduled to go forward before the Kittitas County Planning Commission after a SEPA threshold determination has been made. A Public Hearing notice with the exact date, time and location will be issued. Written and oral testimony will be considered by the Planning Commission at said public hearing. If there are any questions, please contact CDS at (509)962-7506.

Dated: October 8, 2007

Publish: October 10, 2007





Kittitas County Community Development Services
411 N Ruby STE 2
Ellensburg, WA 98926

CHECKLIST FOR PLANNING ISSUES
(to be kept in the file at all times)

PROPOSAL NAME: Ponderosa Pines Preliminary Plat (P-07-42)

NOTIFICATION MAILING DATE: October 10, 2007

Mailer: In addition to items for mailing, please attach a copy of the names and addresses of those to whom mailed and public hearing notice sent to newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Signature

Subscribed and sworn to before me this 19th day of October, 2007

Amanda J. Need
Notary Public for the State of Washington
residing in Ellensburg. My appointment
expires January 9, 2010

ASHLEY PIPER LLC ETAL
1703 NW GREENBRIER WAY
SEATTLE WA 98177-177-

BAGSHAW ROBERT H ETUX
20112 SE 20TH PL
SAMMAMISH WA 98075-075-

BARBEE SCOTT A &
STARR CONSTANCE D
3216 41ST AVE SW
SEATTLE WA 98116

BARICH JAMES P. ETUX
PO BOX 46
CLE ELUM WA 98922

BLAND LESLIE T.
415 COTTAGE
CLE ELUM WA 98922

COOPER PASS LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-922-

FLANAGAN THOMAS F
PO BOX 1024
CLE ELUM WA 98922-922-

FORD STEPHEN J ETUX &
WHITEHEAD HERBERT L ETUX
2826 199TH AVE E
SUMNER WA 98390

GORMAN DONALD C ETUX
429 237TH AVE SE
SAMMAMISH WA 98074-074-

GOTCH GERRY A.
401 COTTAGE
CLE ELUM WA 98922

HUIH JOHN M TRUSTEE
HUIH LAND TRUST
7300 FUN CENTER WAY
TUKWILA WA 98188-188-

IRON SNOWSHOE LLC
301 W 1ST ST STE B
CLE ELUM WA 98922-1074

JNG LLC
PO BOX 454
MUKILTEO WA 98275-275-

JOHNSON JOHN A ETUX
821 E LK SAMMAMISH
SHORE LN SE
SAMMAMISH WA 98075

KENNEY PHILIP J ETUX
2825 94TH AVE NE
CLYDE HILL WA 98004-004-

KERCHNER ARTHUR F ETUX
28630 184TH PL SE
KENT WA 98042-042-

LEE GARY T ETUX
PO BOX 3315
FORT POLK LA 71459-459-

LEHNERT MARK A. ETUX
PO BOX 957
CLE ELUM WA 98922

OWENS & SONS INC.
%OWENS JANET
711 FLORAL AVE
CLE ELUM WA 98922

OWENS JANET M.
711 FLORAL AVE
CLE ELUM WA 98922

P SQUARED LLC
1501 35TH AVE S
SEATTLE WA 98144

PERRY KURT R
1544 3RD ST
KIRKLAND WA 98033-033-

PETERSON INVESTMENT PROP
LLC
16954151ST AVE E
RENTON WA 98058

RESTAD STEVE ETUX
PO BOX 683
EASTON WA 98925

RILEY MULLEN LLC
23633 NE 183RD ST
WOODINVILLE WA 98077-077-

ROSS MICHAEL W ETUX
1300 SKYWALL DR
SULTAN WA 98294-294-

SCHAUSS JULIE E ETVIR
11830 44TH DR SE
EVERETT WA 98208-208-

VALLEY SUNSET VIEW LLC
911 E 4TH ST
CLE ELUM WA 98922-922-

VALLONE MILDRED M
26-28 CONDUIT RD FLAT B
FLOOR 4
IVORY COURT HONG KONG

WHITELAW ANDREW B ETUX
PO BOX 803
CLE ELUM WA 98922-922-

WAYNE NELSEN
206 WEST 1ST ST.
CLE ELUM, WA 98922

**Cle Elum- Roslyn School District 404
Administrative Office
2690 SR 903
Cle Elum, WA 98922**

**Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943**

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

Washington Dept. of Ecology
David F. Dietzman
P.O. Box 47015
Olympia, WA 98504-7015

WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

Yakama Nation
P.O. Box 151
Toppenish, WA 98948

Yakama Nation Dept. of Natural Resources
Philip Rigdon
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Kittitas County Sheriffs Dept.

Kittitas County Board of County Commissioners

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Irrigation District (if applicable)

Fire District (Paste from List)

School District (Paste from list)

WSDOT (if applicable)

**CITY OF CLE ELUM
119 W 1ST
CLE ELUM, WA 98922**

US Forest Service (if applicable)

Bonneville Power Administration
(If applicable)

Washington State Department of Archaeology & Historic
Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

Yakama Nation
Kate Valdez
Tribal Historic Preservation Officer
PO Box 151
Toppenish, WA 98948

Johnson Meninick
Cultural Resources Program
PO Box 151
Toppenish, WA 98948

Henry Fraser
Yakama Nation Fisheries
MS 7420 CWU
400 E. University Way
Ellensburg, WA 98926

Yakama Nation Cultural Resources Program
Johnson Meninick, Program Manager
PO Box 151
Toppenish, WA 98948