



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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June 20, 2008

Wildcat Estates LLC
310 Mission View Drive
Ellensburg, WA 98926

Subject: Wildcat Preliminary Plat (LP-08-24)

Dear Landowner,

Based upon continued review of the above referenced application, Community Development Services will require the project to be reviewed under the State Environmental Policy Act (SEPA). Environmental review is required to assess the cumulative impacts of the project, along with the Tiger Preliminary Plat, based on their proximity to one another and the resulting shared infrastructure, along with other current development activity in the area.

Kittitas County Code Chapter 15.04.090 established exempt levels for minor new construction under Washington Administrative Code (WAC) 197-11-800(1)(b) based on local conditions. For residential dwelling units in WAC 197-11-800(1)(c)(i): the threshold is up to nine dwelling units. The two plats, as proposed, will result in a total of 15 residential lots all utilizing the same infrastructure. The SEPA handbook states in section 2.3.3.5, "The total proposal must be identified before the categorical exemptions can be applied." The State Environmental Policy Act directs us to look at the cumulative impacts that potentially exist in the entire area, particularly inclusive of all surrounding development applications with shared infrastructure.

Please complete and return the enclosed SEPA checklist for the **Wildcat Preliminary Plat (LP-08-23)** along with the \$400.00 application fee to Community Development Services at 411 North Ruby Street, Ellensburg, WA 98926, attention Mackenzie Moynihan, Staff Planner. Upon receipt of the checklist, the project application will continue to be processed and a Notice of Application will be issued with the SEPA checklist included. Kittitas County Code Chapter 15A.030.040 states that an application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.

If you have any questions regarding this matter, please feel free to contact me at (509) 962-7506.

Sincerely;

Mackenzie Moynihan
Staff Planner

cc: Encompass Engineering & Surveying, Tiger Estates LLC, Dave Nelson

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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