



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships - Building Communities"

July 9, 2009

The Henley Group, Inc.
Land Owner
10036 Valmay NW
Seattle, Washington 98177

Chuck Cruse
Authorized Agent
217 East 4th
Ellensburg, Washington 98926

Subject: Determination of Complete Application - Sturgis Preliminary Plat

Dear Applicant:

Your application for the Sturgis preliminary plat subdivision was received on June 15, 2009, and has been determined complete on the date of this letter.

Your application meets the requirements of KCC 16.12.010 for a complete application; however, the information below is required to continue to evaluate your proposal. Additional requests for clarification, amendments, or additional information will be sent to you following the comment period.

1. Kittitas County SEPA Environmental Checklist. SEPA analysis is required for this preliminary plat. The proposed lots are located in Upper Kittitas County, and are subject to the Memorandum of Agreement (MOA) between the Washington Department of Ecology and Kittitas County concerning exempt ground water wells. According to the MOA's Interim Management Measure A.2: "All new applications for division of land within the applicable area shall be subject to SEPA environmental review..." Please also note the new exempt well residential development standards outlined in the MOA. A copy of the MOA is available at the Community Development Services department.

Additionally, according to the attached SEPA Mitigated Determination of Nonsignificance issued for the rezone of the subject properties on April 25, 2008, subsequent project level SEPA analysis is required: IV. SEPA Review "A. Any future subdivision or development of the properties involved within this rezone will be subject to additional SEPA review."

The required SEPA Environmental Checklist and any supporting documents must demonstrate now the mitigation conditions included in the April 25, 2008 MDNS have been or will be met, including requirements pertaining to groundwater withdrawals, cultural resources, vehicle access, and impacts to the WSDOT transportation system.

2. Soil Logs demonstrating suitability of soils for an onsite septic system, per Kittitas County Public Health Department standards as required by KCC 16.12.030 G.

3. Provide documentation and an explanation why this proposal should be considered despite the Department of Ecology's May 27, 2008 letter (attached) restricting all development on the subject parcels until 2013. Preliminary plat approval would constitute a development activity, and would therefore be in violation of Ecology's requirement as described in the referenced letter. Unless the County receives documentation from the Department of Ecology that the restriction on development has been lifted, this preliminary plat application cannot be processed and will be cancelled.

The deadline for submittal of the above requested information is September 7, 2009. Continued processing of your application will include, but is not limited to the following actions:

1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal. **Note: you have 5 days to contact Community Development Services for instructions for posting notice signs at the site as outlined in KCC 15A.03.110.**
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. A SEPA threshold determination will be made following the expiration of the public comment period. This threshold determination will be made no later than October 7, 2009, unless an extension is requested by the applicant, pursuant to WAC-197-11-310(3).
5. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Hearing Examiner.
6. A public hearing will be scheduled before the Kittitas County Hearing Examiner. At that hearing a recommendation will be made for approval or denial.
7. A closed-record hearing will be scheduled before the Kittitas County Board of Commissioners where final approval or denial will be given.

If you have any questions regarding this matter, please contact me at (206) 382-9540, or by e-mail at kcote@gordonderr.com.

Sincerely,



Katie Cote
Contract Planner

cc: Jeff Watson, Kittitas County Public Works



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

May 27, 2008

Cone Gilreath Law Offices
Attn: John Ufkes
PO Box 499
Ellensburg WA 98926



RE: Henley Group Rezone (Z 07-10) – Correction Letter

This letter is to replace a previous letter dated May 13, 2008. A correction has been made to the time frame in which Parcel Nos. 1917040510001 and 1917040510002 will be left for open/common space. The previously letter stated, “for a period of ten years”. This statement has been replaced with, “until April 2013”.

Thank you for meeting with us on April 29, 2008, to discuss the Henley Group Rezone. In light of information you’ve provided, Ecology does not believe this non-action project is associated with Pine Prairie Cluster development (P 07-13). Therefore, Ecology does not believe the Henley Group Rezone and Pine Prairie Cluster development would need to share one groundwater exemption.

Parcel Nos. 1917040510001 and 1917040510002, Henley Group Rezone, will not be developed, but rather left for open/common space until April 2013. When or if development does occur on these parcels they will fall under the Emergency Rule, which resulted from a Memorandum of Agreement signed by Ecology and Kittitas County Board of Commissioners on April 7, 2008. The Emergency Rule is expected for release in the upcoming months.

Pine Prairie Cluster development including Parcel Nos. 1917090100008, 1917090100009, 1917090100010, and any lots created from further subdivision of these parcels would be covered by a single groundwater exemption with additional limitations. The wells proposed to serve the Pine Prairie Cluster development would be limited to a withdrawal of 5,000 gallons per day for indoor uses, outdoor uses, stock watering, and will be required to meter and report.

Sincerely,

G. Thomas Tebb, L.E.G.
Section Manager
Water Resources Program

GTT:BZ:gg/080532

cc: Jeff Slothower, Attorney

