

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Long Plat application

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE 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 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing 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;
 \$3305 for Community Development Services Department, PLUS \$470 if SEPA Checklist is required
 \$195 for Fire Marshal
 *One check made payable to KCCDS



PAID
NOV 17 2009

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

11.17.09

RECEIVED:

6523



KITTITAS CO. CDS

NOTES:

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

Landowner(s) signature(s) required on application form.

Name: Shuler Deneen Family Ranch LLC, Schuler, James K. % Deneen, Pat, PQD Construction Inc.

Mailing Address: PO Box 808

City/State/ZIP: Cle Elum WA 98922

Day Time Phone: _____

Email Address: _____

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Terra Design Group

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum WA 98922

Day Time Phone: 509-607-0617

Email Address; _____

3. Street address of property:

Address: Danko Road

City/State/ZIP: Cle Elum WA 98922

4. Legal description of property: See Attachment A

5. Tax parcel number(s): 20-16-30030-0004, 20-16-30030-0008, 20-16-30030-0009, 20-16-30056-0016

6. Property size: 34.29(acres)

7. 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):

Situated on 34.29 acres, This application is proposing a ten lot plat including one tract area located east of the City of Cle Elum and north of Airport Road, specifically, Township 20, Range 16, Section 30. This land is part of the Urban Growth Area of the City of Cle Elum and proposed to become a 10 lot plat with lots being 3 acres in size. There will be an area south of these lots that will be considered as Tract A that will be 3.69 acres in size. This Tract A will be for the possible future expansion of the the Cle Elum Municipal Airport if the City of Cle Elum chooses to expand or acquire additional lands west of the airport

It is proposed to extend Danko Road as a county road thereby providing access to this project. Danko Road will be

picked up, where it currently ends and continue east where it will terminate at a cul-de-sac. This extended road and cul-de-sac will be constructed to Kittitas County Public Road Specifications. The road, which will continue east serving this proposed development, past the cul de sac, will then be built to Kittitas County Private Road Standards.

To the west of this project are 8 lots previously developed on Danko Road and to the north are lots ranging from 1 to 10 acres residing off of White Road. The Cle Elum Airport is located directly east of this proposal. The southern portion of this property has been identified as urban residential redevelopment land as part of the Lannigan Meadows Performance Based Cluster Plat. Further south of the urban redevelopment area is 5.37 acres of dedicated open space created by the Lannigan Meadows development.

Each lot will be served by a Group A water system which will be engineered and designed by a Licensed Engineer. The Group A water system that serves each lot will be designed and built to meet all Washington State Department of Health and Ecology requirements. The water system that serves each lot will be managed and monitored by a Satellite Management Agency (SMA) approved by the Washington State Department of Health and Kittitas County. Furthermore, water rights will be transferred to serve this project. Please see the Attachment H. The sewer systems will be designed and engineered to meet all Kittitas County requirements. It will either be comprised of individual septic systems for each lot or possibly a community septic system if the soils permit. Please see the Attachment G.

The terrain on this project consists of mildly flat ground on the southern portion of the property, to rolling hills towards the north. The vegetation contains scattered trees to the north and west side, while the southern portion is a grassy field. This unique site lends itself to some spectacular views of the mountain surround and opportunities to survey nature up close.

On the west end of the property, there is a seasonal drainage channel.

This proposal is consistent with the adjacent development, which has been developed under the Agricultural 3 zoning and surrounding areas.

8. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain:
9. What County maintained road(s) will the development be accessing from? Danko Road.
10. 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X Charles Belin

10-28-09

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

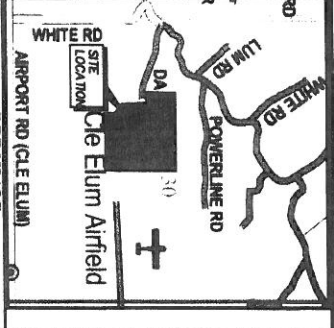
Date:

X Ann

10-28-09

AH. A

VICINITY MAP - N.T.S.



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NUMBERS: 20-18-30030-0004 (180439), 20-18-30030-0008 (21009), 20-18-30030-0009 (21010) & 20-18-30066-0016 (951572)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
 PARCEL NUMBERS: 20-18-30030-0004 (180439), 20-18-30030-0008 (21009), 20-18-30030-0009 (21010) & 20-18-30066-0016 (951572)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
 PARCEL NUMBERS: 20-18-30030-0004 (180439), 20-18-30030-0008 (21009), 20-18-30030-0009 (21010) & 20-18-30066-0016 (951572)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON
 BY: _____
 CHAIRMAN
 ATTEST: _____ CLERK OF THE BOARD

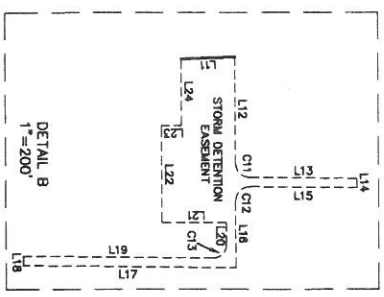
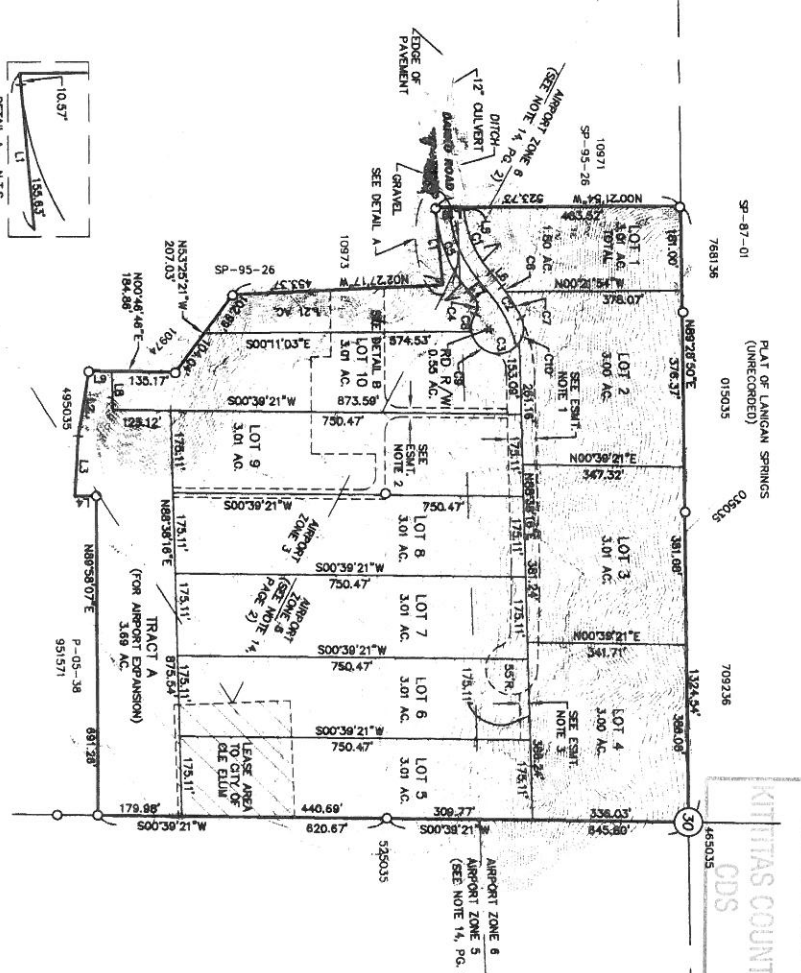
OWNER
 SCHAUBER DANKEN FAMILY TRUST LLC
 PO BOX 600
 CLE ELUM WA 98922

TRACT 1: 20-18-30030-0004 (180439), 13.91 ACRES
 TRACT 2: 20-18-30030-0008 (21009), 3.17 ACRES
 TRACT 3: 20-18-30030-0009 (21010), 7.28 ACRES
 TRACT 4: 20-18-30066-0016 (951572), 4.93 ACRES

TOTAL ACREAGE: 29.29 ACRES

TRACT 1 & 2: 12" WATER MAIN SYSTEM
 TRACT 3: 12" WATER MAIN SYSTEM
 TRACT 4: 12" WATER MAIN SYSTEM
 WATERS SOURCE: GROUNDWATER OR COMMUNITY SUPPLY ZONE 4F-3

AIRPORT HEIGHTS PLAT
 A PORTION OF THE SW 1/4 OF SECTION 30, T.20N., R.16E., W.M.
 KITITAS COUNTY, STATE OF WASHINGTON



EXISTING LEGAL DESCRIPTION:

TRACT 1
 PARCEL B OF THAT CERTAIN SURVEY AS RECORDED JULY 11, 1995, IN BOOK 21 OF SURVEYS, PAGE 92, UNDER PARCEL'S FILE NO. 54022, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

TRACT 2
 PARCELS P-1 AND P-2 OF THAT CERTAIN SURVEY AS RECORDED JULY 31, 2006, IN BOOK 33 OF SURVEYS, PAGE 2 AND 3 UNDER AUDITOR'S FILE NO. 20060730001, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EASEMENT NOTES:

- SIXTY FOOT (60') INGRESS, EGRESS & UTILITY EASEMENT "D".
- TWENTY FOOT (20') INGRESS, EGRESS & UTILITY EASEMENT "S" TO SERVE TRACT A & STORAGE DETENTION BASIN.
- TWENTY FOOT (20') INGRESS, EGRESS & UTILITY EASEMENT "R" TO SERVE LOTS 4 & 5.

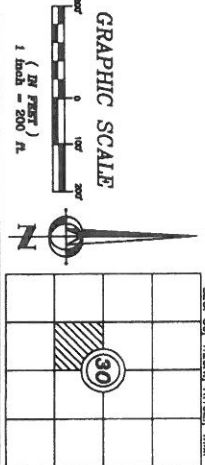
LEGEND

- CENTER OF SECTION, AS NOTED
- FOUND REBAR & CAP
- SET REBAR & CAP LSY 18092
- X FINISH

ROCKY LOCATION
 SEC. 30, T.20N., R.16E., W.M.

CURVE	LENGTH	RADIUS	DELTA
C1	146.50'	248.35'	33.071°
C2	78.96'	310.07'	13.921°
C3	227.95'	56.00'	23.733°
C4	37.48'	30.00'	17.534°
C5	181.61'	378.58'	53.540°
C6	41.53'	310.00'	11.393°
C7	41.53'	310.00'	11.393°
C8	38.96'	55.00'	40.261°
C9	132.79'	55.00'	130.195°
C10	56.78'	55.00'	58.072°
C11	49.77'	30.00'	80.192°
C12	47.48'	30.00'	90.240°
C13	47.48'	30.00'	90.240°

LINE	BEARING	DISTANCE
L1	S84.51°29'W	149.20'
L2	S82.28°44'E	142.15'
L3	S89.42°27'E	127.02'
L4	N00°21'46"W	46.13'
L5	N84.51°29'E	5.56'
L6	N81.17°07"E	38.18'
L7	S51.17°07"W	21.54'
L8	N88.58°18"E	62.86'
L9	S00°46'46"W	46.89'
L10	S00°21'54"E	60.21'
L11	N02°27'17"W	115.78'
L12	N88.58°41'E	228.11'
L13	S00°39'41"W	230.18'
L14	S88.58°18"W	20.00'
L15	S00°39'41"W	144.66'
L16	S88.58°41'E	456.23'
L17	S00°39'41"W	202.01'
L18	N88.58°18"E	408.54'
L19	S00°39'41"W	46.31'
L20	N88.58°41'E	138.48'
L21	S00°00'29"E	207.15'
L22	N88.58°39"E	207.15'
L23	S00°01'19"E	42.78'
L24	S88.58°41"W	143.76'



Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

AIRPORT HEIGHTS PLAT
 A PTN. OF THE SW 1/4 OF SEC. 30, T.20N., R.16E., W.M.
 KITITAS COUNTY, STATE OF WASHINGTON

DOWN BY: _____
 M.R.N./G.W.
 DATE: 11/2009

CHECKED BY: D. NELSON

SCALE: 1"=200'

JOB NO. 080003
 SHEET 1 OF 2



RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ AT _____ M
 IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
 DAVID P. NELSON
 SURVEYOR'S NAME

COUNTY AUDITOR: _____ DEPUTY COUNTY AUDITOR: _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL LAND SURVEYOR'S ACT, CHAPTER 90A, RCW, AS AMENDED.
 DAVID P. NELSON
 CERTIFICATE NO. 18092

RECEIVED
 NOV 17 2009
 KITITAS COUNTY
 CDS

LP-09-XXXXX

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, DEPTH AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-888-4544

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JAMES K. SCHULER, A HARRIED MAN PRESUMPTIVELY SUBJECT TO THE COMPULSORY MILITARY SERVICE LAWS OF THE UNITED STATES, DOES HEREBY DECLARE, SUBSCRIBE AND PLAY AS HEREBY DESCRIBED, IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D. 200__.

JAMES K. SCHULER

ACKNOWLEDGEMENT
STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 200__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
BY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SCHULER DENNEN FAMILY RANCH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSCRIBE AND PLAY AS HEREBY DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D. 200__.

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____ 200__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, FULLY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, RESPECTIVELY OF _____, THE UNITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DAIRY STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
BY APPOINTMENT EXPIRES _____

AIRPORT HEIGHTS PLAY
A PORTION OF THE SW 1/4 OF SECTION 30, T.20N, R.10E, W.1M,
KITITAS COUNTY, STATE OF WASHINGTON

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NAD83 DATUM, TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED PLEO TRAVERSE IN EXCESS OF 1:10,000 LEANR CLOSURE AFTER ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL MAINT THE EXISTING PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PERFORMING THE SPREAD OF HORMONE BEES ACCORDINGLY. THE KITITAS COUNTY HONEYBEE BEEHIVE RECORDS MAINTAIN RECORDS OF AREAS BOUND BY EASEMENTS TO PRECLUDE THE PROLIFERATION OF HORMONE BEES.
4. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. EXISTING PRIVATE ROAD SHALL REMAIN AS COMPACTED AND SHALL BE INSPECTED AND CENTERED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS 8/9/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HAND SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WINDROW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND DOES NOT CONSTITUTE A GUARANTEE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.040) FOR THIS PLAT ON ANY PORTION THEREOF WILL NOT BE SUBJECT TO OBTAINMENT BY THE DEPARTMENT OF ECOLOGY ON A COUNTY OF LAW.
11. SETBACKS WILL BE REQUIRED ON ALL NEW RESIDENTIAL, WELL CONNECTIONS AND SETBACKS SHALL BE RECORDED IN A LANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
12. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND SECTION BREAKDOWN SEE THE FOLLOWING SURVEYS OF SURVEY BOOK 21, PAGE 42, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200007310001; SURVEY BOOK 33, PAGES 2 & 3, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200007310001; SURVEY BOOK 10 OF PLAT PAGES 108 THROUGH 107, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200000000008 AND THE SURVEYS REFERENCED THEREIN.
13. THE PURPOSE OF THIS DOCUMENT IS TO PLAT PARCELS 8 OF SURVEY BOOK 21, PAGE 42, PARCELS D-1 & D-2 OF SURVEY BOOK 33, PAGES 2 & 3 AND TRACT 8 OF BOOK 10 OF PLAT, PAGES 105 THROUGH 107 INTO THE CORPORATION.
14. THE SHOWN SAFETY ZONES WERE CALCULATED USING THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION - AVIATION DIVISION - AIRPORTS & COPIABLE LAND USE VALUE 1. APPROXIMATE A SAFE RESERVARY 100' A PERCENT AVIATION OVERLAY ZONE FOR THE CITY OF CLE ELUM AIRPORT HAS NOT BEEN APPROVED NOR ADOPTED AT THE TIME THIS MAP WAS CREATED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT POOL CONSTRUCTION, INC., A WASHINGTON CORPORATION, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSCRIBE AND PLAY AS HEREBY DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D. 200__.

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, FULLY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____, RESPECTIVELY OF _____, THE CORPORATION, REPRESENTATIVE OF THE UNDERSIGNED, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DAIRY STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
BY APPOINTMENT EXPIRES _____

LP-09-XXXXX

ADJACENT PROPERTY OWNERS:

- PANEL NUMBER 786139
PARCELS ELIZABETH M
CLE ELUM, WA 98022
- PANEL NUMBER 010435
PARCELS 170
170 POKERLAND RD
CLE ELUM, WA 98022
- PANEL NUMBER 032836
PARCELS STRONG STUK ETAL
16021 28TH AVE SE
RENTON, WA 98058
- PANEL NUMBER 709236
PARCELS CLIFFORD H ETUX
240 POKERLAND ROAD
CLE ELUM, WA 98022
- PANEL NUMBER 480038
DIVER, J. GARY
840 POKERLAND ROAD
CLE ELUM, WA 98022
- PANEL NUMBER 825038
CITY OF CLE ELUM
118 WEST 1ST
CLE ELUM, WA 98022
- PANEL NUMBER 831571
POOL CONSTRUCTION, INC.
P.O. BOX 608
CLE ELUM, WA 98022
- PANEL NUMBER 485038
PARKER, MERVIN I
P.O. BOX 258
CLE ELUM, WA 98022
- PANEL NUMBER 100734
PARCELS WILLIAM R
CLE ELUM, WA 98022
- PANEL NUMBER 100734
PARCELS GORDON H ETUX
3000 1ST AVE SE
CLE ELUM, WA 98022
- PANEL NUMBER 709236
PARCELS STRONG STUK ETAL
P.O. BOX 128
301 DAVAO ROAD
CLE ELUM, WA 98022



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20__ AT _____ M
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF
DAVID P. NELSON
NOTARY PUBLIC
SURVEYOR'S NAME _____

COUNTY AUDITOR _____ DEPUTY COUNTY AUDITOR _____
SURVEYOR'S CERTIFICATE _____

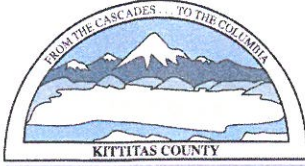
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SCHULER, DENNEN, FAMILY RANCH, LLC. IN...S...L...2009
DAVID P. NELSON DATE
CERTIFICATE NO. 18882



AIRPORT HEIGHTS PLAY

A PTN. OF THE SW 1/4 OF SEC. 30, T.20N, R.10E, W.1M,
KITITAS COUNTY, STATE OF WASHINGTON

DRAWN BY M.P.N./G.W.	DATE 7/2009	JOB NO. 09005
CRD BY D. NELSON	SHEET NTS	2 OF 2



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"



SEPA ENVIRONMENTAL CHECKLIST FEE \$470.00

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 if 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 question 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 non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project 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.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Airport Heights (A & H) Plat

2. Name of applicant:

Schuler Deneen Family Ranch LLC and Schuler, James K. %, Pat Deneen, PQD Construction Inc.

3. Address and phone number of applicant and contact person:

PO Box 808, Cle Elum, WA 98922

4. Date checklist prepared:

10-12-09

5. Agency requesting checklist:

Kittitas County Community Development Services Department

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

This project will immediately begin upon final approval being granted.

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

No.

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

A portion of this property has been designated as an Urban Redevelopment parcel, which allows future development to occur. This portion of the development parcel has been through SEPA review during its designation to an urban redevelopment parcel. Also a portion of this Urban Redevelopment parcel has been reviewed for the possible extension of the Cle Elum Airport runway. Additionally, this property went through SEPA review during the 2004 Comprehensive Plan Amendment process when it was added to the Cle Elum UGA. To our knowledge no other environmental information has been prepared, other than the required SEPA as part of this proposal.

9. 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 are no other applications pending approval directly affecting the subject proposal.

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

- Individual Septic Systems or Community Septic System permits will need to be obtained through the Kittitas County Environmental Health Department or the Washington State Department of Health Department.
- Group A Water system approval will need to be obtained through the Washington State Department of Health.
- Access permits will be required from the Kittitas County Dept. of Public Works.
- A permit required for Storm Water from the WA State Dept. of Ecology will be required.
- Building permits for future single family structures and other accessory buildings

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is to create a 10 lot plat with one Tract area on 34.29 acres. It is located in the Urban Growth Area of the City of Cle Elum. It is proposed to extend Danko Road as a county road thereby providing access to this project. Danko Road will be picked up, where it currently ends and continue east where it will terminate at a cul-de-sac. This extended road and cul-de-sac will be constructed to Kittitas County Road Specifications. The southern portion of this property has been identified as urban residential redevelopment land as part of the Lannigan Meadows Performance Based Cluster Plat.

Each lot will be served by a Group A water system which will be engineered and designed by a Licensed Engineer. The Group A water system that serves each lot will be designed and built to meet all Washington State Department of Health and Ecology requirements. The water system that serves each lot will be managed and monitored by a Satellite Management Agency (SMA) approved by the Washington State Department of Health and Kittitas County. This proposal will require a water transfer providing water to serve this proposal.

The septic systems will be designed and engineered to meet all Kittitas County requirements. It will either be comprised of individual septic systems for each lot or possibly a community septic system if the soils permit.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Located in Township 20, Range 16, Section 30, this project is east of the City of Cle Elum and North of Airport Road on 34.29 acres. A county road will be extended east off of Danko Road, providing access to this project.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat, Rolling, and Hilly

- b. What is the steepest slope on the site (approximate percent slope)?

Approximately 45%

- 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.

As stated by the Natural Resources Conservation Service, the soil on this property contains:

- 211 – Teanaway loam, 0 to 3 percent slopes
- 1441 – Teanaway loam, 10 to 25 percent slopes

Loam consists mainly of sand, silt, and clay in relatively even concentration.

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

There is no indication or history of unstable soils on this project

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

There will be some grading on this project mostly in the right of way for the extension of Danko Road to serve this project. Some fill will be needed to construct the road base to meet all county road standards. On the west end over the seasonal drainage channel, a proposed county road will cross, thus requiring grading. A Licensed Engineer will design this crossing. The exact quantity is not yet known but estimated to be about 8,000 cubic yards. The source of the fill will be either developed through the use of excess material from onsite development or through the import of material from County approved offsite sources. There will also be the construction of a stormwater facility that will be designed to detain the post development 2-year, 25-year, and 100 year storm events.

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

Erosion may occur during the construction phase, but upon completion, storm water and erosion controls will be in place. Proper steps will be taken to reduce erosion and a storm water permit will be obtained from the Department of Ecology.

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

After project completion, approximately 10-20% of the site will be covered with impervious surfaces, namely the road and home sites.

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

As stated above, a storm water permit will be submitted to the Department of Ecology. Proper steps will be taken to control erosion before and after construction and any negative impact this may have on the earth.

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. _____

Typical construction emissions would occur for a short while during construction, but nothing above normalcy. Once complete, only typical home emissions such as automobile exhaust or landscape maintenance motors for example would ensue.

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

There could be the possibility of offsite emissions from the Cle Elum Municipal Airport associated with airplanes and airport traffic.

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

During construction, a water truck will be on-hand to administer dust abatement

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.

A seasonal drainage channel meanders south along the western property line.

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.

Yes, this project will extend a proposed county road beginning at the west end of the property. It will cross the seasonal channel and meet all county road standards. This crossing will be designed and built by a licensed engineer and a licensed contractor to help minimize any adverse effects this may have on seasonal drainage. There will be a buffer established around this seasonal drainage channel to ensure the county road is the only work near this area.

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.

As stated above, the seasonal drainage channel along the western property line will be crossed, thus requiring grading. The primary source of the fill will be on-site and estimated to be less than 8,000 cubic yards. If there is not enough material generated on site than the material needed will be brought to the site from other County approved locations that produce fill material.

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 will be done.

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

No.

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.

No, there will be the possibility of individual or community septic that will be designed by a Licensed Engineer and approved by Washington's Department of Health.

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.

Yes, each parcel created by this proposed plat will be served by a Group A water system. Ground water will be provided for this project through a water right transfer transferring senior water rights.

Each parcel will be provided water from a Group A water system that distributes water provided through the exemption described above.

The public water system will be monitored and maintained by a Satellite Management Agency (SMA). The SMA will ensure that withdrawal does not exceed the RCW 90.44.050 exemption daily allotment. There will be a meter installed on the well to insure the water does not exceed the allotted amount, and meters on each home dwelling

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.

Each lot could possibly contain its own individual septic system for a total of 10 septic systems or there could be the possibility of developing a community septic system for this proposal. Each individual or community septic system would be designed to the appropriate number of bedrooms within each residence. These individual or community septic systems could vary from pressurized systems to gravity systems all of which would be approved through the Kittitas County Department of Environmental Health or the Washington State Department of Health.

According to the 2000 housing census, Cle Elum's average household size is 2.2 people. For these homes, it could be assumed that some of these will be considered second homes, which means less than average discharge of waste as compared to the average household.

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.

Storm water could be generated from the access road, in which storm water runoff will be channeled into bioswales for slow percolation. There is a storm water detention pond that has been designed and peer reviewed twice by Kittitas County's outside engineer. This detention facility has been designed to detain the post development 2-year, 25-year, and 100 year storm events. The construction of this facility would be dependent upon a storm water pollution prevention plan that will be developed for this project. Storm water may be produced by rain, snow, or from snow melt.

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

Waste materials are not expected to enter ground or surface waters. As this proposal progresses, there could be individual domestic septic systems or a community septic system depending on the soil. These will be designed and constructed in such a manner as to protect surface and ground waters, and meet all requirements of Kittitas County and the State of Washington.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The aforementioned storm water measures will reduce impacts from runoff waters as provided for in the Storm Water Plan that will be produced as required by the Department of Ecology, which include Best Management Practices (BMPs) according to the Eastern Washington Stormwater Manual.

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? _____

Fir and pine trees could be removed, along with grass and shrubs for home sites and the construction of the county access road. Serious measures will be taken in the design and construction phase in order to preserve large trees and this property's natural setting.

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

No threatened or endangered species are known on or near this project

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

The landscaping on this project will be the standard landscaping, but not limited to xerophytic types of landscaping, that is required for single family residences.

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 that we are aware of

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

Elk and Deer sometimes graze the area

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

None

6. ENERGY AND NATURAL RESOURCES

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

Energy needed for this project is electricity and natural gas and propane. During construction there will be diesel and gasoline used by the machines used to create the proposed project. Homeowners will have electricity and install a propane tank for everyday house needs, but wood stoves, wood fireplaces and

solar panels are all available as energy sources for the owners to use at their discretion. There is the possibility of using green built concepts/energy efficient techniques such as solar panels or even individual wind turbines. This would also be consistent with adjacent landowners in the vicinity.

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

No.

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.

Energy conservation for this project will include well metering for the Group A Water System that serves each lot along with individual meters for each dwelling. A Satellite Management Agency will monitor the system for any leaks or excessive water use and record all meters, making sure the well does not exceed the amount provided through RCW 90.44.050.

Water conservation is important and therefore the CC&R's will not allow large grass lawns that require an abundance of water in the summer. There will be various types of measures included in the CC&R's that implement conservation features of all types. There is also the possibility of using green built concepts/energy efficient techniques such as individual wind turbines. This would also be consistent with adjacent landowners in the vicinity. These turbines would have to be limited to height restrictions due to being in the vicinity of the Cle Elum Municipal Airport.

7. ENVIRONMENTAL HEALTH

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.

No. We do not foresee any environmental health hazards for this project. Structures that will eventually be built on the proposed plat will be required through the cc&r's to install indoor sprinkler systems to address fire possibilities.

1) Describe special emergency services that might be required.

Fire and Police emergency services will be served by local Fire district # 7 and the Kittitas County Sheriffs Department. Through 911 services, medical emergencies will be deployed from the county either to the Cle Elum Urgent Care or the Kittitas Valley Community Hospital in Ellensburg

2) Proposed measures to reduce or control environmental health hazards, if any.

We do not foresee any environmental health hazards for this project.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

The Cle Elum Airport sits just to the east of this project and produces intermittent noise near this project. Traffic along Hwy 970 and Airport Road can be heard as well.

2) What types and 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.

Typical construction noise would be created with this project on a short-term basis through equipment operation, tool use and increased construction traffic. Potential noise would begin no earlier than 7am and end no later than 7pm.

3) Proposed measures to reduce or control noise impacts, if any.

Short-term construction noise will only occur between 7am and 7pm

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Currently this land is vacant. Surrounding this site to the west are recently developed lots approximately 3 acres in size under the Agricultural-3 zoning district. To the north is a steep hillside that contains 1 to 10 acre lots where the homes sit. On the south side of the property is 5.37 acres of Open Space dedicated by Lannigan Meadows.. To the east and southeast is the Cle Elum Municipal Airport.

b. Has the site been used for agriculture? If so, describe.

This site has been used for agriculture in the past.

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

None, since no structures exist on the subject property

e. What is the current zoning classification of the site?

Agriculture - 3

f. What is the current comprehensive plan designation of the site?

RURAL (This property is within Cle Elum's Urban Growth Area)

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable. There are no shorelines on the subject property.

h. Has any part of the site been classified as an:

environmentally sensitive area?

No, not to our knowledge.

i. Approximately how many people would the completed project displace?

None

j. Approximately how many people would reside or work in the completed project?

According to the 2000 Census taken out of the Housing Element of the Cle Elum Comprehensive Plan, the average household contains 2.2 people. There could be an average of about 20-25 people that could reside in this project at full build out. As for construction workers, it is anticipated that 2-10 people could be working on site during the construction phase

k. Proposed measures to avoid or reduce displacement impacts, if any. _____

None

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. _____

This project resides in the Urban Growth Area of the City of Cle Elum. This proposed 10 lot plat complies with the Kittitas County Comprehensive Plan. This project also is consistent with the Agricultural – 3 zoning district, which this project falls under. With that said this project being developed under the Ag-3 zoning is also being consistent with how the surrounding/adjacent lands have also been developed.. This proposed 10 lot plat with lots being 3 acres in size will not contribute to “rural sprawl,” but will provide a low density development that is consistent with rural character and consistent with the existing development in the area. Furthermore, by approving this ten lot plat under the Ag-3 zoning district this plat is providing a low density development that is a consistent type of development in the vicinity of this proposal and the Cle Elum Municipal Airport. Even though there is not an adopted Airport Overlay Zone(AOZ) for the Cle Elum Municipal Airport, the applicant has taken into consideration the Cle Elum Municipal Airport and has incorporated Airport Overlay Zones 5 and 6 as described from the WSDOT manual entitled “Airports & Compatible Land Uses Volume 1” dated February 1999 with regards to this plat proposal. With these two projected zones the applicant has required future structures to be built only in Zone 6. According to Zone 6 of the WSDOT Manual it allows the following density of people per acre in Zone 6: “<100 people per acre in buildings, <150 people per acre outside of buildings.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. _____

Approximately 10 dwelling units will be provided as part of the approved proposal. The size and scope of these homes will be at the discretion of the homeowner when compliant with the CC&Rs. Based on the surrounding neighborhoods, we predict the housing income to be middle to high.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. _____

None

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

In order to reduce any negative housing impacts on the community, guidelines will be established in the CC&Rs to take into consideration housing style, colors, yards and the like. All conditions will help to enhance the sense of community in this area, while having the least amount of negative impact on surrounding neighborhoods.

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 structure (home) will not exceed a height restriction of 35 feet and will also abide by the Federal Aviation Administration for structures near or within the airport master plan. The principal exterior building material will be wood that is stained, or materials with a rich, wood feel or other natural materials or masonry materials. It will also require composite roofing material so as to not hinder any airplane traffic associated with the Cle Elum Airport.

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

No views will be altered or obstructed due to the large elevation gain to the north of the property.

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

Stated in the CC&Rs, will be guidelines for style of house, vegetation and siding materials for example, in order to help unify the neighborhood and those nearby.

11. LIGHT AND GLARE

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

This project will not produce more than normal light or glare for an average house. The exterior lights will face down and not have an adverse effect on cars, people or airplanes in the near vicinity. It will also require composite roofing material reducing any roof glare to ongoing airplane traffic associated with the Cle Elum Municipal Airport. These practices also meet the WSDOT Manual they produced entitled "Airports & Compatible Land Uses Volume 1" dated February 1999.

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

No, composite roofing will be required and lighting will be required to be directed downwards. This proposal will address lighting and glare in a fashion that will be consistent with the airport regulations

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

The Cle Elum Municipal Airport abuts this property and may have lights intermittently affecting this proposal. There also could be flashing lights associated with airplane traffic in the air that may affect this proposal

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

The CC&Rs will only allow exterior lights to shine downward, and forbid the use of large, bright halogen exterior lights after dawn. Any Federal Aviation Administration regulations will be followed if applicable to minimize any potential hazards to the Cle Elum Municipal Airport.

12. RECREATION

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

USFS trails (Wenatchee National Forest) is located in the surrounding area. The Yakima River is in the surrounding area.

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

No

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

No proposed measures are proposed as part of this proposal. Uses of recreation sites in the area have already been regulated and require fees such as parking fees, camping fees etc for use and maintenance of those recreational areas.

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. _____

No, not to our knowledge.

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

No, not to our knowledge

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

No measures needed

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.

Access will be a county road extending from Danko Road, which abuts the property on the west property line. Danko Road is serviced by White Road, which is reached by Airport Road. The site plan identifies the roads servicing this site.

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

This area is currently not served by public transit

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

This project will produce approximately 10 dwelling units all with driveways and/or onsite parking. No additional parking spaces will be added or eliminated.

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).

A county standard road will be built extending east from Danko Road and terminate at a cul-de-sac built to county public road standards. East of the Cul de sac the road will be built to Kittitas County Private Road Standards. No improvements to other existing roads or streets will be needed for this project.

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

This project abuts the Cle Elum Municipal Airport, but 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.

This project could generate 100 trips per day once complete. The peak volumes will occur before and after normal work hours.

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

Measures to reduce or control transportation impacts are not needed as the impact is minimal

15. PUBLIC SERVICE

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

Yes, this project will result in an increased need for public service, but the tax base generated by the addition of these homes would provide additional funds for the City of Cle Elum and the County to provide these services. Public services such as fire and police protection will be increased, and potentially schools and health care services, but they are not yet known. According to the Office of Financial Management of Washington State, this project will absorb a portion of the high projected growth for the County

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

No measures to control direct impacts are needed

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. _____

The utilities proposed for this project are: water, electricity, telephone, propane, and individual or community septic systems. The electricity will continue through on Danko Road, while the propane will be individually purchased by the homeowner. The Group A Water System that serves each lot will be designed by a Licensed Engineer and approved by the respective departments of the state or county. If individual septic systems are used it will be the responsibility of the new owner to pursue and obtain the proper approvals by the appropriate jurisdiction. If a community septic system is used, this system will be designed by a Licensed Engineer and approved by the appropriate governing agency.

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 make its decision.

Signature: 

Date: 10-28-09

Print Name: Pat Densen

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
