

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner

Date: September 23, 2010

Subject: Airport Heights Plat (File No.: LP-09-00008)

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Notice of Application for the submitted application was mailed on February 4, 2010.

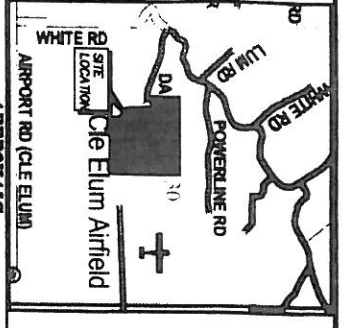
NOTICE IS HEREBY given that pursuant to 43.21(C) RCW, Kittitas County Community Development Services did on September 23, 2010 make a Mitigated Determination of Non-Significance (MDNS) for Terra Design Group, authorized agent for Shuler Deneen Family Ranch LLC, Schuler, James K. % Deneen, Pat, PQD Construction Inc., landowner for a preliminary plat application to subdivide approximately 34.29 acres into 10 single-family residential lots, with lot size of 3 acres in size. The subject property is zoned Agriculture 3. Final plat approval and building permits will be required. The subject property is comprised of four tax parcels, located east of the City of Cle Elum, north of Airport Road, off Danko Road, Cle Elum, WA, and is located in a portion of Section 30, T20N, R16E, WM, in Kittitas County. Map numbers 20-16-30030-0004, 0008, 0009 and 20-16-30056-0016. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Dan Valoff.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before October 7, 2010 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to 15A.04.020, Chapter [43.21C RCW](#) and Chapter [15.04 KCC](#) (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **October 14, 2010 at 6:00 p.m.** in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

AH. A

VICINITY MAP - N.T.S.



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

KITTITAS COUNTY ENGINEER

KITTITAS 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__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF 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 KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 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 (180030), 20-18-30030-0008 (21009), 20-18-30030-0009 (21010) & 20-18-30066-0016 (851572)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS 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 PLATTING.
 PARCEL NUMBERS: 20-18-30030-0004 (180030), 20-18-30030-0008 (21009), 20-18-30030-0009 (21010) & 20-18-30066-0016 (851572)
 DATED THIS _____ DAY OF _____ A.D., 200__

KITTITAS COUNTY ASSESSOR

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

BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN
 ATTEST: _____ CLERK OF THE BOARD
 NOTICE: THE APPROVAL OF THIS PLAT BY LIST A QUALIFIES THAT FURTHER PERMITS WILL BE GRANTED.

OWNER: TRACT 1: AIRPORT PLANNING PARTNER, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 2: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 3: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 4: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 5: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 6: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 7: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 8: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 9: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 10: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 11: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 12: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 13: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 14: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 15: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

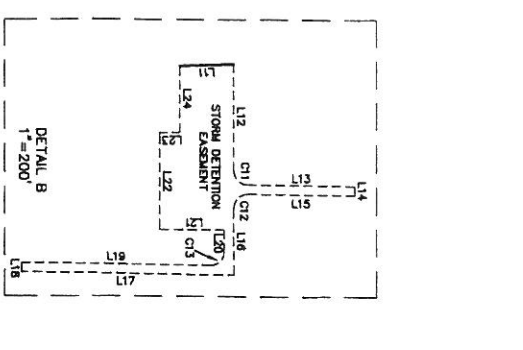
TRACT 16: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 17: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 18: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

TRACT 19: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009

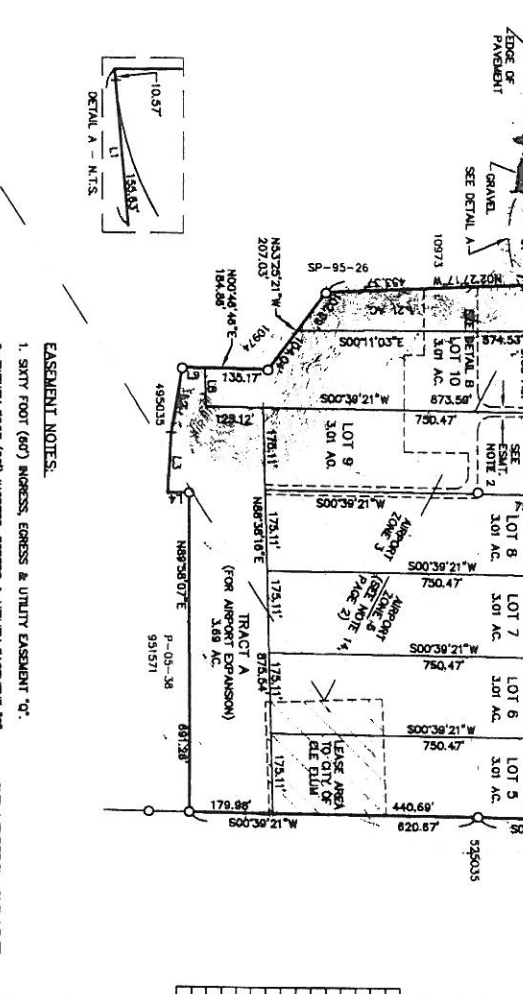
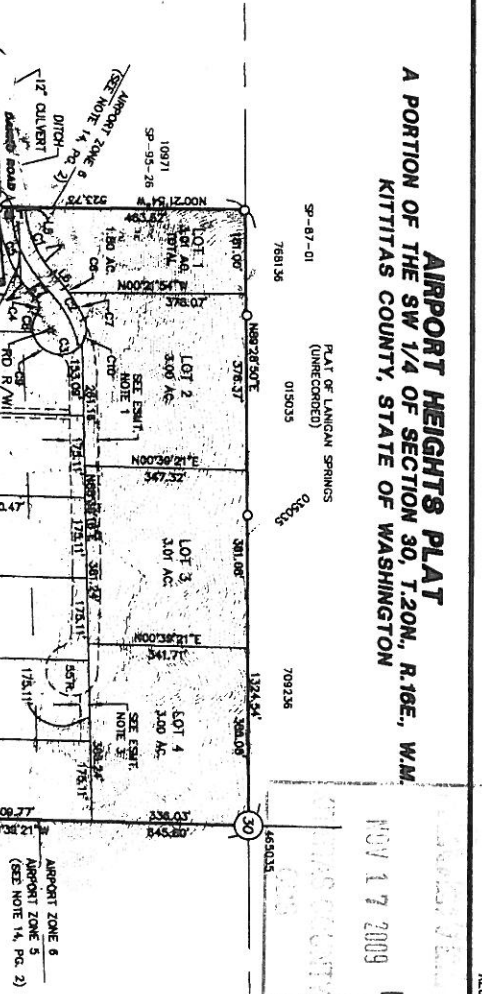
TRACT 20: SCHAFFER DENKIN FAMILY, LLC
 2000 1/2 BOX 608
 CLE ELUM, WA 99009



EXISTING LEGAL DESCRIPTION:
 TRACT 1
 PARCELS D-1 AND D-2 OF THAT CERTAIN SURVEY AS RECORDED JULY 11, 1998, IN BOOK 21 OF SURVEYS, PAGE 62, UNDER SURVEYOR'S FILE NO. 200607310001, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 2
 PARCELS D-1 AND D-2 OF THAT CERTAIN SURVEY AS RECORDED JULY 31, 2008, IN BOOK 33 OF SURVEYS, PARCELS 2 AND 3, UNDER SURVEYOR'S FILE NO. 200607310001, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TRACT 3
 TRACT B, PLAT OF LANGRAN WEAPONS, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 165 THROUGH 167, RECORDS OF SAID COUNTY.



EASEMENT NOTES:
 1. SIXTY FOOT (60') WIDENESS EGRESS & UTILITY EASEMENT "C".
 2. TWENTY FOOT (20') WIDENESS EGRESS & UTILITY EASEMENT "B" TO SERVE TRACT A & STORAGE DEFINITION PARCELS.
 3. TWENTY FOOT (20') WIDENESS EGRESS & UTILITY EASEMENT "B" TO SERVE LOTS 4 & 5.

LEGEND
 (30) CENTER OF SECTION, AS NOTED
 O POUND REBAR & CAP
 ● STY REBAR & CAP LAY 18092

RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____ 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 AND RECORRING ACT AT THE REQUEST OF _____ SCHAFER DENKIN FAMILY, LLC, IN _____ COUNTY, _____ STATE OF _____ WASHINGTON, ON _____ OCT. _____ 20__ 09.
 DAVID P. NELSON, DATE _____
 CERTIFICATE NO. 18092.

NOV 17 2009 LP-09-XXXXX

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

GRAPHIC SCALE
 1 inch = 200 ft

ENCUMBRANCE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	146.00'	248.38'	331.4010°
C2	78.68'	310.00'	145.2119°
C3	427.48'	58.00'	247.0330°
C4	37.48'	58.00'	175.5848°
C5	181.87'	308.28'	333.8101°
C6	14.14'	310.00'	138.5848°
C7	14.14'	310.00'	43.4152°
C8	132.78'	58.00'	138.1856°
C9	56.78'	58.00'	88.1820°
C10	48.77'	30.00'	88.1820°
C11	47.48'	30.00'	80.2454°
C12	47.48'	30.00'	80.2454°
C13	580.5841'	143.78'	

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L1	S88°13'21"W	146.20'
L2	S80°24'50"E	127.00'
L3	N02°14'41"W	44.15'
L4	N08°51'28"E	5.56'
L5	N01°11'20"E	38.16'
L6	S01°11'20"E	21.54'
L7	S01°11'20"E	42.86'
L8	N02°04'45"E	48.49'
L9	S00°04'45"E	48.49'
L10	S00°27'15"E	118.78'
L11	N02°27'15"E	118.78'
L12	S00°27'15"E	230.18'
L13	S00°27'15"E	20.01'
L14	S00°27'15"E	173.84'
L15	S00°27'15"E	448.23'
L16	S00°27'15"E	50.01'
L17	S00°27'15"E	408.34'
L18	S00°27'15"E	48.31'
L19	S00°27'15"E	138.49'
L20	N88°58'07"E	207.15'
L21	N88°58'07"E	42.78'
L22	S88°58'07"E	143.78'
L23	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L24	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L25	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L26	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L27	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L28	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L29	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L30	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L31	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L32	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L33	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L34	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L35	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L36	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L37	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L38	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L39	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L40	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L41	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L42	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L43	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L44	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L45	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L46	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L47	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L48	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L49	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L50	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L51	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L52	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L53	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L54	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L55	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L56	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L57	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L58	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L59	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L60	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L61	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L62	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L63	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L64	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L65	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L66	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L67	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L68	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L69	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L70	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L71	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L72	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L73	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L74	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L75	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L76	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L77	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L78	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L79	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L80	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L81	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L82	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L83	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L84	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L85	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L86	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L87	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L88	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L89	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L90	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L91	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L92	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

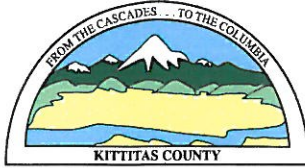
LINE	BEARING	DISTANCE
L93	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L94	S88°58'07"E	143.78'

ENCUMBRANCE TABLE (continued)

LINE	BEARING	DISTANCE
L95	S88°58'07"E	143.78'



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

STATE ENVIRONMENTAL POLICY ACT MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Airport Heights Plat (LP-09-0008)

Description: A 10-lot Preliminary Plat on approximately 34.29 acres zoned Agriculture 3.

Proponent: Terra Design Group, Authorized Agent
PO Box 686
Cle Elum, WA 98922
Landowners: Schuler Deneen Family Ranch LLC, Schuler, James K care of Deneen, Pat, PQD Construction Inc.

Location: The project is located east of the City of Cle Elum, north of Airport Road, off Danko Road, Cle Elum, WA 98922, and is located in a portion of Section 30, T20N, R16E, WM, in Kittitas County. Map numbers 20-16-30030-0004, 0008, 0009 and 20-16-30056-0016.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

I. Water and Septic

- A. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology. The applicant shall develop a Group A Water System for this project. The Group A Water System shall be designed by a licensed engineer and approved by the Washington State Department of Health. The Group A water system shall be completed prior to final plat approval. Demonstration of adequate water rights in relation to development of a Group A Water System shall be completed prior to final approval. Any deviations to the water system requirements shall undergo further environmental and plat review.
- B. All waters/waterways/ditches/springs located on the subject property shall be delineated and shown on the final mylars. Improvements to such water features shall not impact on-site and off-site use.
- C. Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. The applicant shall contact the Washington State Department of Ecology regarding requirements if there is a potential for discharge from a construction site larger than one acre.

- D. The applicant shall contact the Washington State Department of Ecology regarding the requirements from a Stormwater Prevention Plan (Erosion Sediment Control Plan) for all construction sites.
- E. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.
- F. Seasonal drainage and/or stormwater runoff shall be addressed through an engineered stormwater detention design and installation.
- G. Stormwater and surface runoff generated by this project shall be retained or detained and treated on-site in accordance with regulating agencies' standards.
- H. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be removed from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08, and shall be approved by the County Engineer.
- I. Prior to final approval, identification of individual or community septic areas along with completed site evaluations shall be required by Kittitas County Environmental Health.

I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works, as listed in the attached memorandum.

II. Air

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to the start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Prior to any grading, clearing or construction, erosion control measures shall be in place and shall be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. The erosion control sediment plan shall be a part of the Stormwater Prevention Plan, as referenced in Item A of this section.
- C. A Fugitive Dust Control Plan (FDCP) shall be developed and implemented during construction of the project and duration of activity on the property in order to control blowing dust and dirt.

III. Light and Aesthetics

- A. All outdoor lighting shall be shielded, directed downward and away from adjacent neighbors and the Cle Elum Municipal Airport.

IV. Public Safety

- A. Prior to final approval the developer shall be required to conduct a Part 77 Airspace Obstruction Analysis with the Federal Aviation Administration for the proposed plat to; evaluate the effect of the construction or alteration on CEMA operating procedures, determine the potential hazardous effect of the proposed construction on air navigation, identify mitigating measures to enhance safe air

navigation, and for the charting of new objects.

- B. The following plat note shall appear on the face of the final plat:

This subdivision is in the vicinity of the Cle Elum Municipal Airport and is located within the designated Cle Elum Municipal Airport Runway Safety Zone and within the FAR Part 77 Imaginary Surfaces for Runway 7-25. Future landowners should expect to experience noise, vibrations, fumes, dust, the effects of lighting, and other effects associated with the operation of an airport or aircraft taking off or landing at an airport. No use shall be permitted that causes discharge into the air of fumes, smoke, dust or similar which will obstruct the visibility and/or adversely affect the operation of an aircraft or interfere with navigational facilities or equipment necessary to aircraft operation. No development or use shall occur that in any way interferes with the safe operation of aircraft in the airspace and aviations ways of the Cle Elum Municipal Airport.

- C. The following plat note shall appear on the face of the final plat:

Building location, types, heights, and densities shall not encroach upon or otherwise impact Cle Elum Municipal Airports current for future compliance with Federal Aviation Administration (FAR) Part 77 Imaginary Surface requirements as detailed in Part 77 Airspace Obstruction Analysis performed prior to final plat approval by the developer and recorded under Kittitas County Auditor's File No. _____.

V. Noise

- A. Construction activities shall comply with KCC 9.45 (noise). Construction activities shall comply with KCC 9.45 (noise). Construction hours shall be from 7:00am to 7:00 pm.
- B. Noise: the project shall adhere to regulations in Kittitas County Code 9.45, RCW 70, and WAC 173.60.040. Regulations regarding noise shall be addressed in CC&R's.

VI. Cultural

- A. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.

VII. Utilities and Services

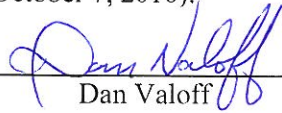
- A. All lots must be provided with adequate fire flow.
- B. All development must comply with International Fire Code (IFC) and Appendices.
- C. Adequate fire protection systems shall be provided subject to requirements of the Kittitas County Fire Marshal and Fire District 7. The requirements for private water systems for fire suppression are subject to review and approval by the Fire Marshal and Fire District 7.
- D. The Group A Water System will abide by the requirements of the Kittitas County Fire Marshal and the local fire district for fire flow and placement of fire hydrants.
- E. The minimum road width shall not be less than 20' in width.
- F. "No Parking- Fire Lane" signs must be posted at all cul-de-sacs per International Fire Code requirements.
- G. All cul-de-sacs must have a minimum turning radius of 50 feet.
- H. Construction documents for the proposed systems for fire suppression shall be submitted to Fire District 7 and the Fire Marshal's Office for review and approval prior to construction.
- I. Mail routes shall be approved by the postmaster. The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe

location at the mouth of the private road. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

- J. The applicant shall work with the local school district to provide for a safe location and passageway for a school bus stop. This location shall be delineated on the final mylar.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, October 7, 2010).

**Responsible
Official:**



Dan Valoff

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 23, 2010

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, October 7, 2010. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.