

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Reecer Ranch Plat

2. Name of applicant:

Teaway Ridge LLC

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

PO Box 808 Cle Elum WA 98922

4. Date checklist prepared:

7-20-12

5. Agency requesting checklist:

KCCDS

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

It is proposed that this plat will be effective upon approval, with a build out time period phased Over 15 years. See phasing plan within narrative description. See Exhibit B.

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,

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECE	<div style="border: 1px solid black; width: 150px; height: 80px; margin: 0 auto;"></div>
_____	_____	_____	
			DATE STAMP IN BOX

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

or will be prepared, directly related to this proposal.
None to our knowledge

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 is a possible grant application for the subject property.

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

Access, building, & septic permits. There could be the possibility of additional governmental Approvals from the Washington State Departments of Ecology and Health.

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.)

See narrative description. Exhibit B.

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.

The subject property is located off of Dry Creek Road, Faust Road, and Old Hwy Ten. See Exhibit A.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

0-1% located at the banks of the Currier and Reecer Creeks and the John Wayne Trail.

- 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.

480: Nanum ashy loam, 0 to 2 percent slope;
580: Woldale clay loam, 0 to 2 percent slope;
621: Brickmill gravelly ashy loam. See Exhibit C USDA Farm Service Agency Map.

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

Not to our knowledge

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

Grading will be necessary for the construction of access roads, home sites and utilities for the proposed Plat. This filling and grading that will need to occur could be in excess of 10,000 cubic yards.

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

Yes as part of the construction process for roads, utilities etc.

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

30% or more

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

As part of the WA Dept. of Ecology stormwater permit, the applicant is required to develop a stormwater pollution prevention plan (SWWP) implementing the best management practices therefore reducing and controlling possible erosion issues.

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. _____

Dust from construction activities, automobile emissions, wood smoke from fire stoves.

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

Possible offsite source emissions could be from automobile and farm traffic and operations from Ellensburg Cement Products.

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

None at this time.

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. _____

Reecer creek travels through the property and Currier Creek is directly adjacent to the eastern edge of the subject property south of Dry Creek Road.

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.

There will be no work over Reecer or Currier Creeks. There could be work within 200 feet of these two creeks for residential and outbuilding construction. But the all lots that are adjacent to Reecer and Currier Creeks will have a 100 foot buffer requirement/no building any residential structures within 100 feet of these creeks.

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.

None that we know of.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This property contains senior water rights that will provide domestic and irrigation water to the Proposed lots. See Exhibit D.

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

Yes, see Exhibit E.

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.

This proposal is for lots that are 3 acres in the size. Each lot will have the ability to install their own Septic system approved by Kittitas County Health dept. No other waste material is anticipated.

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.

This property contains an existing well that is proposed to be developed into a Group B System and used as domestic supply as the phasing of this property occurs along with subsequent water transfers take place. This property contains senior water rights that the applicant will transfer a portion of for use as domestic ground water to serve future phases. See Exhibit D.

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 is large enough to provide its own septic system which will need to be approved by the Kittitas County Health Dept. Each system will depend upon the size of the residential structure.

- 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. _____

A stormwater permit will be obtained from the Washington State Department of Ecology and a stormwater pollution prevention plan will be developed implementing measures to reduce and control stormwater onsite.

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

Waste materials, excluding septic systems, are not expected to enter the ground or surface waters.

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

As this proposal is planned and developed, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meets the Washington State Department of Ecology storm water permit. This will include sediment and erosion control measures to address any runoff water impacts.

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? _____

- The existing agricultural vegetation will be removed from the existing agricultural ground that is in it's current use. 100% of the current farm crops may be removed and replaced with grasses, trees, road development, and residential development. Farming may be continued on portions of the property until stages of development begins.

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

- To our knowledge there are no threatened or endangered species known to be on the site. There could be the possibility of fish species associated with Currier and Reecer Creeks.

- d. Proposed landscaping use of native plants, or other measures to _____

preserve or enhance vegetation on the site, if any: _____

As part of this proposal, the property will be covered by protective covenants that will control housing aesthetics that will occur along with allowed uses within these CC&R's for individual lots. There will be a requirement of a 100 foot buffer of land to remain in open space, on both sides associated with Reecer Creek and on one side of Currier Creek. The use of native plants mixed with other plants will be required by the project's protective covenants.

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. _____

To our knowledge there are no known threatened or endangered species on or near the site.

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

Not that we know of. This property is existing farm ground.

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

The habitat along Currier and Reecer Creeks will be enhanced and preserved. The riparian/shoreline areas will be within the designated open space area and protected from residential building with a 100 foot buffer setback, but not excluded from being a portion of lots

6. ENERGY AND NATURAL RESOURCES

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

Electricity and gas will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

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

There will be no effect on neighboring solar energy uses by this project.

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. _____

The covenants will include provisions for energy conservation.

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. _____

We anticipate no environmental health hazards with this project.

1) Describe special emergency services that might be required. _____

Emergency services related to Police, Fire and Medical will be provided for through the County 911 service. Medical facilities would be utilized within the County, specifically within the City of Ellensburg and it's local hospital. The proposal is also within Fire District # 2 jurisdiction.

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

There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Services Department, or the Department of Ecology.

b. Noise

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

Traffic noise could affect this proposal from Old Hwy Ten, Faust and Dry Creek Roads and possible aircraft traffic, associated with Bower Field Airport located to the east along with possible noise from the Ellensburg Cement Products operations.

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. _____

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site. These noises typically would be from dawn to dusk. On a long term basis, there would be automobile noise from homeowners and other noise associated with platted residential development.

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

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to 7 pm.

8. LAND AND SHORELINE USE

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

The current use of the property is agriculture and vacant land. The adjacent properties are residential homes, agriculture and smaller parcels.

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

Yes and is currently being used for Agriculture.

c. Describe any structures on the site. _____

The old Farm house and associated buildings and a mobile home and irrigation related Structures are located on site.

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

If this is approve the mobile home will either be demolished or moved and the old Farm Farm house would be demolished along with the associated buildings.

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

Agricultural 3.

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

Rural.

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

N.A.

h. Has any part of the site been classified as an:
 environmentally sensitive area? _____

No. Reecer and Currier Creek travels through the property and there are some associated floodplain and riparian areas.

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

None.

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

At the completion of this plat there would be 121 - 132 (2.3 to 2.5 persons per home) people residing in this platted development at completion/full build-out.

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

There will be no displacement therefore no measures are required.

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

The protective covenants along with the existing Agricultural uses will govern the proposal Creating consistency and compatibility along with preserving the existing rural character of the existing area.

9. HOUSING

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

This proposed platted development will include a 53 three acre lots as allowed in the Agriculture 3 Zone. There could be a mixture of income housing such as low, middle or high income housing.

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

There are existing structures located on the subject properties that will be demolished as mentioned earlier.

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

The proponent will develop CC& R's in order to reduce or control housing impacts

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 height of any proposed residential structure would be 45 feet. The principal exterior building material would be wood or materials with a wood look and native stone and masonry products.

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

None.

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

No views will be altered or obstructed.

11. LIGHT AND GLARE

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

The proposed platted development would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views.

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

There could be the possibility of light or glare from existing residences and developments adjacent to plat development, which could affect this proposal along with the flashing red lights from the wind farm to the north at night.

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

The protective covenants would require downward facing outdoor lighting on residences and yards with no large halogen yard lights. The wattage of all lighting would be controlled by the protective covenants.

12. RECREATION

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

Some recreational activities in the area are the John Wayne Trail, fishing, horseback riding, hiking, snowmobiling, hunting, etc.

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: _____

As part of this proposal, we will incorporate recreational activities, such as trails throughout a portion of the proposal on the creeks. These trails will meander along Reecer and Currier Creeks eventually connecting to a 31 acre track that will be preserved for recreational activities such as horse riding, ranching and other types of recreational activities, including but not limited to playgrounds, parks, community club house etc..

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. _____

None that we know of.

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

None that we know of.

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

No measures are needed that we know of.

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. _____

This property is accessed off of Dry Creek Road, Faust Road, and Old Hwy Ten.

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

This site is not served by public transportation. The closest public transit would be located at the West Interchange where there is a Greyhound Bus stop.

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

The project would have the normal amount of parking spaces associated with residences. It is estimated that there will be approximately 106 parking spaces in the form of driveways associated with residential structures. It is estimated that each residential unit will contain two standard parking spaces (driveways associated with the garage) No parking spaces will be 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). _____

There will be five new roads that will meet Kittitas County Private Road Standards. Two off of Faust Road (one north serving 10 lots and one south of Dry Creek Road serving 8 lots). Two private roads will be built off of Dry Creek Road with one heading north serving 4 lots and one heading south serving 12 lots. One private road will be built off of Old Hwy Ten serving 4 lots.

It is anticipated that there will be no improvements to existing roads. There could be improvements associated with access points for the proposed plat. It is anticipated that these roads will be private roads under Kittitas County road Standards.

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

To the northeast of this proposed plat development is the Bowers Field Airport. This airport conducts pilot training associated with Central Washington University and allows for small private airplane activity. Also to the south is the Burlington Northern Santa Fe Rail Road, which transports products. There is no water transportation in the immediate vicinity of this proposal.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. _____

It is anticipated that the worst case scenario would be 530 trips (10 average daily trips x 53 lots) generated by the completed project. Peak volumes would occur between 6 am to 8 am and 3 pm to 6:30 pm.

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

In the initial planning stages we used the three existing roads (Faust Road, Dry Creek Road and Old Hwy Ten) serving this proposal as a means to disperse traffic throughout the development and as a measure to reduce and control the transportation impact. Otherwise we are not aware of any additional impacts that this proposal would cause.

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. _____

This proposed plat would result in an increased need for public services. Throughout the life of this proposal the additional tax revenue that is received to the county and divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

b. Proposed measures to reduce or control direct impacts on public _____

services, if any.

This proposal is providing domestic water for this plat. Transportation will need to be determined by Kittitas County Public Works Dept. for possible improvements if any. Throughout the life of this proposal the additional tax revenue that is received to the county and will divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

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 applicant will provide domestic water to serve this proposal. Each lot owner will be responsible to obtain approval from Kittitas County Environmental Health Department for individual Septic Systems. Either Kittias County PUD or PSE will be providing power. Cable and Telephone will be provide by the local provider. Kittitas County will provide waste management service or the individual lot owner will the local solid waste transfer station.

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: 10-11-12

Print Name: Pat Deneen

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.
