

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

"Building Partnerships - Building Communities"

PD-116-00001

PLANNED UNIT DEVELOPMENT REZONE

(For a rezone to the PUD zone, according to KCC 17.36 & KCC 17.98)

A **preapplication conference is REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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.

IS THIS PUD REZONE ACCOMPANIED BY A SPECIFIC DEVELOPMENT PROPOSAL?

Yes. Please describe development:

37 LA PUD

No. Please also complete the Comprehensive Plan Amendment application form. This application must be processed through the Annual Comprehensive Plan Amendment Process.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank drainfields, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Legal description of property to be reclassified
- A preliminary development plan conforming to the requirements of KCC 17.36.030
- Project Narrative responding to Questions 9-10 on the following pages.

APPLICATION FEES:

~~ANNUAL SEPA FEE~~

\$4,980.00 Kittitas County Community Development Services (KCCDS)

\$300.00 Kittitas County Department of Public Works

\$130.00 Kittitas County Fire Marshal

\$5,410.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

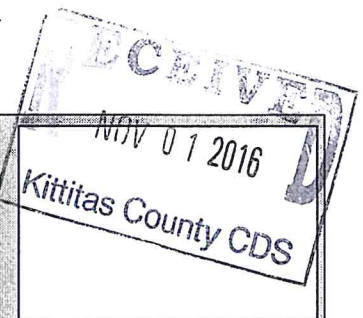
[Signature]

DATE:

11/1/16

RECEIPT #

32172



DATE STAMP IN BOX

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

GENERAL APPLICATION INFORMATION

- 1. Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: MDJ Contractors, LLC.
Mailing Address: PO Box 1117
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-6640
Email Address: ericj@mdjcontractors.com

- 2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

- 3. Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

- 4. Street address of property:**

Address: 19xx W. Dry Creek Road
City/State/ZIP: Ellensburg, WA 98926

- 5. Legal description of property (attach additional sheets as necessary):**
ACRES 4.47, CD. 8754; SEC. 27; TWP. 18; RGE. 18; NW1/4 SW1/4 TAX NO. 19

- 6. Tax parcel number:** 18-18-27030-0019

- 7. Property size:** 4.47 (acres)

- 8. Land Use Information:**

Zoning: Urban Residential Comp Plan Land Use Designation: Urban Land Use

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description:** Please include at minimum 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.

- 10. **Describe how this proposal will transfer the required transferrable development rights:** According to KCC 16.030.5, this Planned Unit Development may require transferring development rights at a rate proportionate to the size of the development (see 17.13.080.6). The transfer of development rights process is described in KCC 17.13. Please describe whether this project will require transferred development rights, and if they are required, describe how this requirement will be met.

- 11. **Applicants for rezone must demonstrate that the following criteria are met.** Please describe how each of the following criteria has been met (attach additional sheets as necessary):
 - A. The proposed amendment is compatible with the comprehensive plan.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
 - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

AUTHORIZATION

- 12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X _____

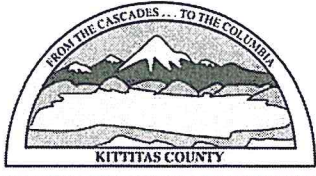
Signature of Land Owner of Record
(Required for application submittal):

Date:

X _____

1/18/11

PD-16-00001



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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

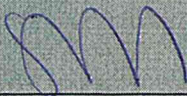
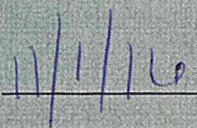
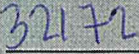

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)

\$70.00 Kittitas County Department of Public Works

\$670.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT#   DATE STAMP IN BOX
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A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Cottage Grove

2. Name of applicant: [\[help\]](#)

MDJ Contractors, LLC.

3. Address and phone number of applicant and contact person: [\[help\]](#)

PO Box 1117 Ellensburg, WA 98926 (509) 925-6640 Mike Jackson

4. Date checklist prepared: [\[help\]](#)

11/1/2016

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Begin construction February 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Wetlands report prepared July 29th, 2014 by The Wetland Corps.

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. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

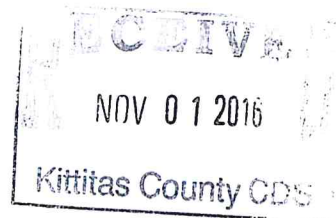
Planned Unit Development and SEPA.

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.) [\[help\]](#)

Creation of a thirtyseven lot planned unit development from one existing 4.47 acre parcel.

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. [\[help\]](#)

19xx Dry Creek Road
Section 27, Township 18N, Range 18E W.M.



B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
2-4%
- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Silt loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Typical for home construction. No fill is expected to be added to or removed from the property.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Not likely. An erosion control plan will be filed with DOE if necessary.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 15%. Will not exceed 30% as per KCC 17.20.040.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None anticipated. An erosion control plan will be filed with DOE if necessary.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Dust and vehicle emissions typical for residential construction and then emissions typical for a residential neighborhood.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
NONE.

3. Water

- a. Surface Water: [\[help\]](#)

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 stream or river it flows into. [\[help\]](#)
Currier Creek lies approximately 130 feet west of the proposed subdivision.

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. [\[help\]](#)
No.

3) Estimate the amount of 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. [\[help\]](#)
None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
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. [\[help\]](#)
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.

2) Describe waste material 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. [\[help\]](#)
N/A

c. Water runoff (including stormwater):

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. [\[help\]](#)

Runoff is expected to enter subsurface flows on-site.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Unlikely.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any:

None.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, **other** (1 willow)
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, 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? [\[help\]](#)

An unknown amount of grass will be removed for home foundations and the access road.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Installation of yard landscaping around proposed homes.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, **songbirds**, **other: quail**
mammals: deer, bear, elk, beaver, **other: small rodents**
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

NONE.

e. List any invasive animal species known to be on or near the site.

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. [\[help\]](#)

Electric energy and natural gas will be used for heating, lighting, and other residential needs although final decision of energy type will be up to future lot owners.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not likely.

- 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: [\[help\]](#)

None.

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. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

None.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Adhesives and lubricants common to residential construction.

- 4) Describe special emergency services that might be required.

None.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None. Only typical residential and traffic noises are present.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Construction noise during construction of the project from 7:00 am to 7:00 pm. Residential sounds will be present after construction is complete.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Current adjacent uses include single family residences and unused pasture. The proposal will not affect the current uses of the adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The property has been partially used as small cow pasture in the past. No property of long term commercial significance use will be converted. None of the property in question holds farmland or forest land tax status.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site. [\[help\]](#)

One 400-500sf shed and one 1,000sf shed.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Both sheds will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

Urban Residential.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Urban Land Use.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable as no current shoreline master program designation for this site exists.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

70-80

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable as no displacement impacts will take place.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed use will match existing adjacent property uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable as no nearby properties are agricultural or forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Thirtyseven units of middle income housing will be provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No housing impacts are created by this project.

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? [\[help\]](#)

The tallest proposed structure will not exceed county code.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Territorial views from homes to the north and east would be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Lights typical of residential homes and traffic will be created in the evening.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Adjacent housing.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

An entrance to the John Wayne Trail lies 0.5 miles from the proposed plat entrance. A KOA campground lies 1.5 miles from the proposed plat entrance. Kiwanis Park lies 1.8 miles from the proposed plat entrance.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable as no impacts will be made to recreational opportunities.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No such features have been observed.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of

archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable as no such resources have been observed.

14. **Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Proposed access will be by a private road connecting to Dry Creek Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is not currently served by public transit. The nearest Central Transit stop is two miles from the proposed plat entrance.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The proposed project will create 37 garage bays and 48 new parking spots and eliminate none.

No on street parking will be created.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The proposal will require creation of a new private road to access the proposed lots.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The proposed project lies roughly 800' to the east of a railroad line.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The proposed project will generate new vehicular trip volumes typical for thirtyseven homes.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

2.3 parking spaces per residence.

15. **Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, as typical for thirtyseven new residences.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. **Utilities**

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

Electricity: City of Ellensburg. Trenching to proposed homes.

Natural Gas: City of Ellensburg. Trenching to proposed homes.

Water: City of Ellensburg. Trenching to proposed homes.

Sewer: City of Ellensburg. Trenching to proposed homes.

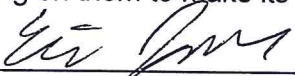
Refuse Service: Waste Management. No construction needed.

Telephone: Unknown provider. Trenching to proposed homes.

Sewer: Individual septic systems. Installation of septic systems.

C. Signature [HELP]

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: 

Name of signee Eric Jackson

Position and Agency/Organization Office Manager MDJ Contractors

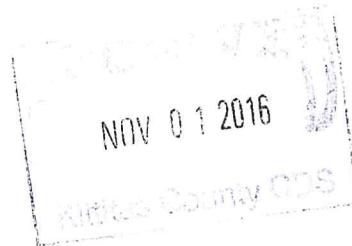
Date Submitted: 11/1/16



Cottage Grove Original Legal Description

ACRES 4.47, CD. 8754; SEC. 27; TWP. 18; RGE. 18; NW1/4 SW1/4 TAX NO. 19

Parcel Number: 18-18-27030-0019

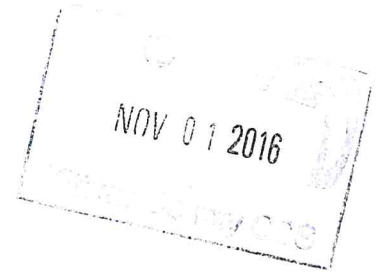


CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

EASEMENT DESCRIPTION

1/28/16



A variable width easement across a portion of the North Half of the Southwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

That portion of the below described parcel which lies northwesterly of a line described as follows:

Beginning at a point on the South boundary line of said North Half of the Southwest Quarter which is 1285.5 feet East of the Southwest corner thereof; thence North, along the west boundary of said below described parcel, 56.16 feet to the true point of beginning for said described line; thence N 52°51'20" E, 119.13 feet to the easterly boundary of said below described parcel and the end of said described line.

Described Parcel:

That portion of the North Half of the Southwest Quarter of Section 27, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

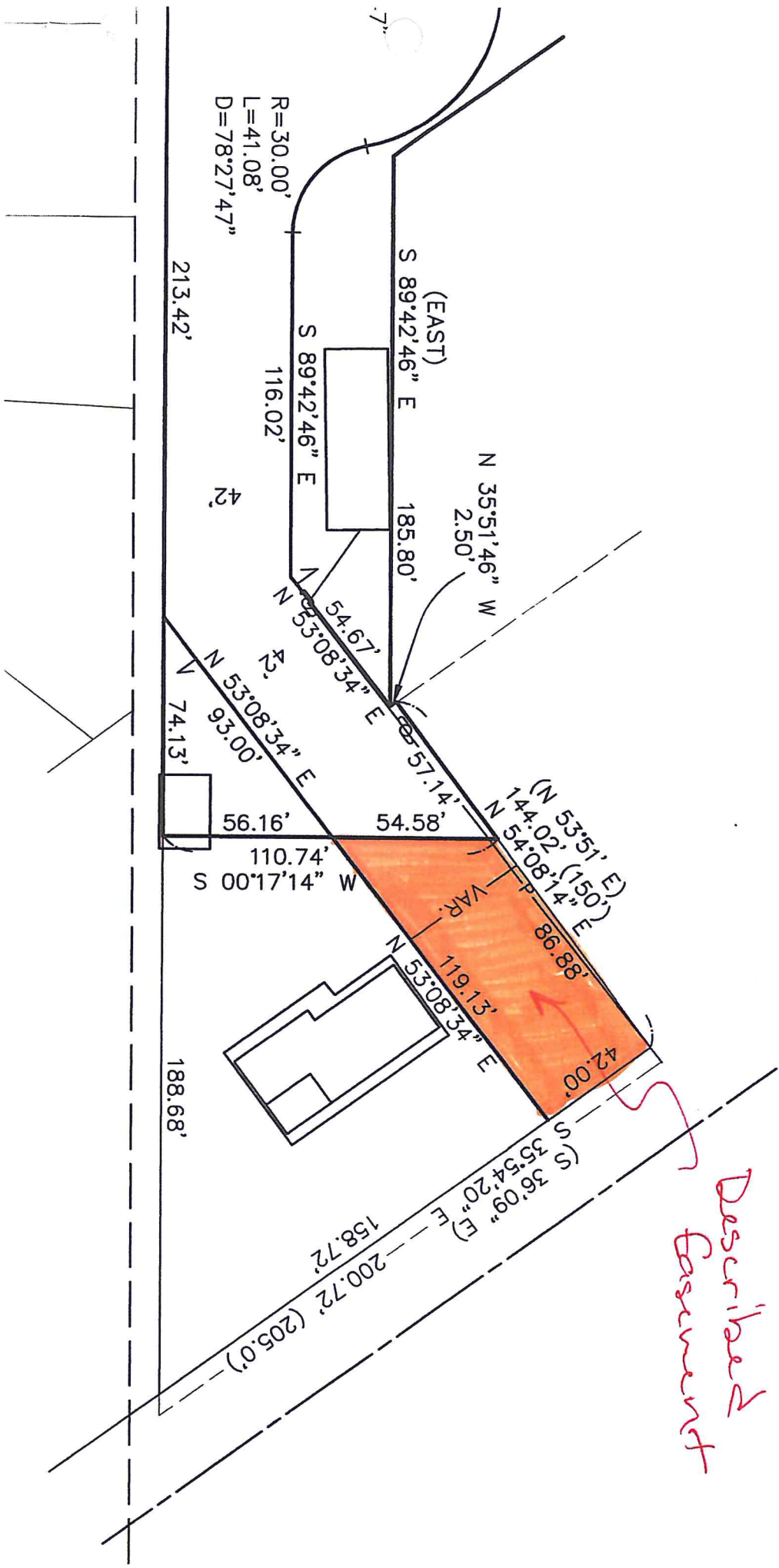
A tract of land bounded by a line beginning at a point on the South boundary line of the North Half of the Southwest Quarter which is 129.0 feet East of the Southwest corner thereof, and running thence North 53°51' East 792.0 feet; thence South 36°09' East 485.7 feet; thence East 185.8 feet; thence North 36°09' West 2.5 feet; thence North 53°51' East 150 feet to the Southwesterly boundary line of the right of way of the County Road; thence South 36°09' East, along said Southwesterly boundary line of said right of way, 205.0 feet to the South boundary line of the North Half of the Southwest Quarter of said Section; and thence West, along the South boundary line of said North half of the Southwest Quarter, 1,352.8 feet to the point of beginning.

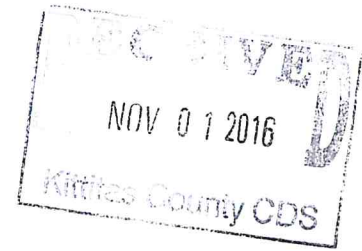
EXCEPT that portion thereof lying west of a line described as follows:

Beginning at a point on the South boundary line of the North Half of the Southwest Quarter which is 1285.5 feet East of the Southwest corner thereof, said point being the true point of beginning for said described line; thence North, 110.7 feet to a point on the northerly boundary of the above described parcel and the end of said described line.



8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.





Cottage Grove Project Narrative

Project Summary

The Cottage Grove PUD is a proposed neighborhood of 37 cottages based around small clusters of 5-7 cottages each facing a courtyard or open space. Several other areas of open space are also included in the proposal.

Housing

The proposed cottages include larger and smaller cottages with a mix of both types in each cluster. Cottage size will be in the 800-1200 square foot range. Both one and two story units will be present. No units in the development will have attached garages but a separate garage bay will be provided for each unit in garage buildings. All housing will be at one unit per building for a total of eight per net acre.

Ownership of each home will remain with each individual home owner but maintenance of all outdoor spaces including mowing, snow removal, etc. will be performed by a company for the entire project and all homes within it. Said company will maintain all open areas as well with the company being paid by annual fees owed by each individual home owner. No non-residential uses are proposed within the project.

Open Space

The current design includes over 80,000sf of open space. Specific uses for open space have not yet been determined but will be designed and landscaped to improve the quality of the project. Such uses may include a community garden, green spaces, storage units, RV storage, and/or a short walking trail.

Transportation

Transportation needs for the neighborhood will be handled by a single entrance road culminating in a cul-de-sac. Said access road will be built to City of Ellensburg standards. No on street parking will be provided in order to improve traffic flow. Thirty seven garage bays and forty eight parking stalls will be provided for resident use allowing two stalls for each cottage plus one guest stall per three residences.

Utilities

Utilities will be connected to the following providers if possible: City of Ellensburg Water, City of Ellensburg Sewer, City of Ellensburg Electric, and City of Ellensburg Natural Gas. Waste collection will be provided by Waste Management.

Development Rights

No transfer of development rights will take place as part of this project.

**Adjacent Uses**

Adjacent land uses are single family homes along with one small unused pasture. There are no "natural areas" adjacent to the proposed project.

Construction Timing

Construction of project roads and utilities is planned for winter of 2016/2017. Construction of homes will begin in the fall/winter of 2016/2017 and should be completed by the fall of 2018.