

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

ORDINANCE NO. 2007-25

**MCMECHAN REZONE (Z-06-50)
IN THE MATTER OF AMENDING THE KITTITAS COUNTY ZONING ATLAS
FOR A PORTION OF SECTION 8 & 9, OF TOWNSHIP 17 N., RANGE 18 E.,
FROM AGRICULTURAL-20 TO AGRICULTURAL-3**

WHEREAS, according to Kittitas County Code Chapter 17, relating to the zoning of land, adopted pursuant to RCW 58.17, a closed record hearing was held by the Kittitas County Board of Commissioners on August 7, 2007 for the purpose of considering a rezone from Agricultural-20 to Agricultural-3 known as the McMechan Rezone, depicted on Exhibit "A," and described as follows:

General rezone of approximately 35.72 acres from Agricultural-20 to Agricultural-3 (File No. Z-2006-50). Proponent: .E. Clay McMechan III, Authorized Agent for McMechan, Clay Etal Trustees, landowners,. Location north and west of Strande Road, Ellensburg, WA 98926, within a portion of Section 09, T. 17N., R.18E., W.M. & Section 08, T. 17N., R.18E., W.M. in Kittitas County. Tax parcel number(s) 17-18-09020-0012 & 0013, 17-18-08000-0002.

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such change of zone; and,

WHEREAS, the Planning Commission recommended denial of said proposed rezone in a 5-1 decision (1 member absent); and,

WHEREAS, The Board of County Commissioners did on August 7, 2007 conducted a Closed Record Hearing where they voted 3-0 to approve the rezone,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed rezone:

1. The Board of Commissioners finds that E. Clay McMechan III, Authorized Agent for McMechan, Clay Etal Trustees, landowners, submitted a complete application requesting a zone change of approximately 35.72 acres from Agricultural-20 to Agricultural-3, to the Community Development Services on November 2, 2006. The applicant's address is 421 Strande Road, Ellensburg, WA, 98922.
2. The Board of Commissioners finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on March 9, 2007. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of

the subject property as required by Kittitas County Code.

3. The Board of Commissioners finds that a SEPA Mitigated Determination of Non-Significance was issued by the Community Development Services on May 17, 2007. Notice of said determination was provided to all existing parties of record via United States Mail and was published in the official newspaper of record as required by State Statute and County Code. See Exhibit "B."
4. The Board of Commissioners finds that an open record hearing was held by the Planning Commission on May 22, 2007 to consider this general rezone request. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest to be served by this non-project action.
5. The Board of Commissioners finds that the requested zone change is consistent with the rural land use designation of the Kittitas County Comprehensive Plan.
6. The Board of Commissioners finds that Agricultural-3 zone permitted uses are consistent with the surrounding zoning and provide a substantial relation to the public health, safety, or welfare.
7. The Board of Commissioners finds that the proposed requested zone change does meet all seven criteria as listed in KCC 17.98.020 (E):
 1. The proposed amendment is compatible with the comprehensive plan;
 - a. *The Planning Commission finds that the current comprehensive plan land use designation is Rural, which provides for the Agricultural-3 zone classification. Chapter 8 of the Kittitas County Comprehensive Plan contains the rural land elements, including Goals, Policies and Objectives thereof. See 8.5(E) Residential Uses.*
 - b. *RCW 36.70A.030(15): "Rural Development" refers to development outside the urban growth area and outside agricultural, forest and mineral resources lands designed pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture of forestry activities that may be conducted in rural areas*
 2. The proposed amendment bears a substantial relation to the public health, safety or welfare;

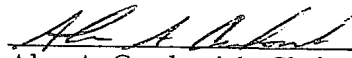
The Board of County Commissioners finds that the Comprehensive Plan and Zoning standards were developed specifically to preserve the public health, safety and welfare of Kittitas County. The Board of County Commissioners also find that the proposed amendment fulfills the goals, policies and objectives of the Comprehensive plan by bringing a mixture of densities to the surrounding area.

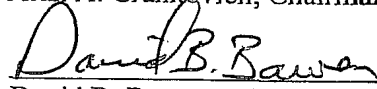
3. The proposed amendment has merit and value for Kittitas County or a sub-area of the county;
 - a. *The Board of County Commissioners finds that this rezone would allow the applicant to continue farming in hay production while allowing sale of marginally acceptable property for family housing.*
4. 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;
 - a. *The Board of County Commissioners finds that the record reflects the applicants change in circumstance to provide smaller lots for family members while continuing to keep the subject property in agricultural use has met the burden of proof.*
5. The subject property is suitable for development in general conformance with zoning standards for the proposed zone;
 - a. *The Board of County Commissioner finds that the proposed Agricultural-3 zoning is suitable and in conformance with existing properties.*
6. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property;
 - a. *The Board of County Commissioners finds that the surrounding properties will be enhanced by combating rural sprawl and maintaining as much agricultural land in production as possible.*
7. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
 - a. *The Board of County Commissioners finds that the nonproject rezone will not effect irrigation deliveries to the surrounding properties.*

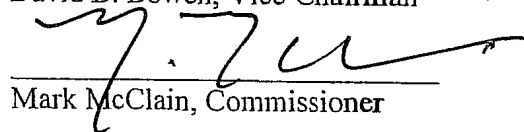
BE IT HEREBY ORDAINED: by the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby approve said zone change of 35.72 acres, from Agricultural-20 to Agricultural-3, known as the McMechan Rezone, and does hereby authorize the amendment of the Kittitas County Zoning Map as set forth in attached Exhibit A.

ADOPTED this 21st day of August 2007.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON


Alan A. Crankovich, Chairman


David B. Bowen, Vice-Chairman


Mark McClain, Commissioner



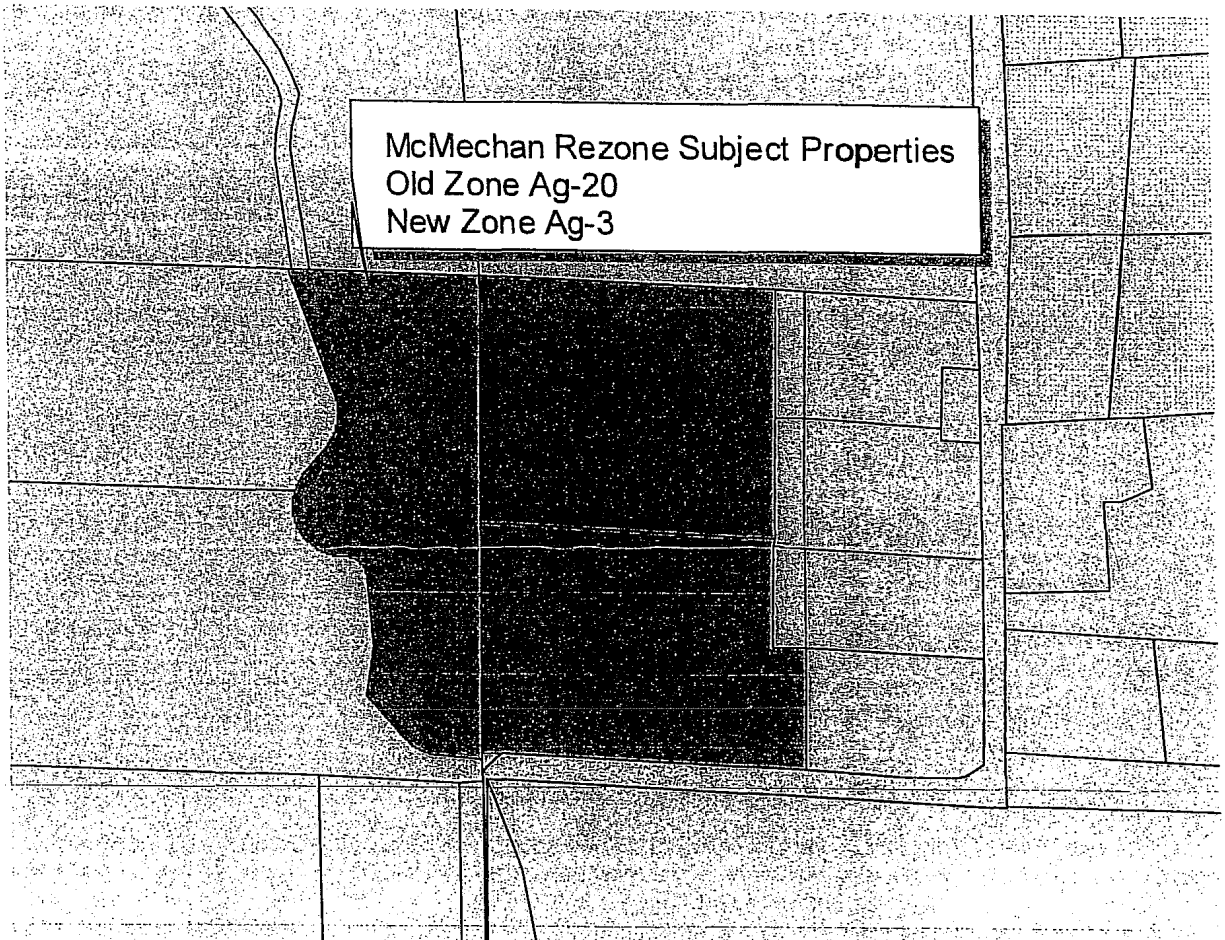
CLERK OF THE BOARD



Julie A. Kjorsvik

APPROVED AS TO FORM:

Greg Zempel, Prosecuting Attorney
WSBA#19125



McMechan REZONE (Z-2006-50)
Exhibit A

SEPA
MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** McMechan Rezone File No. Z-06-50
- Description:** Zone Change of 35.72 Acres from Agricultural-20 to Agriculture-3
- Proponent:** Clay McMechan, Etal, Trustees
800 E Mountain View Ave #227
Ellensburg, WA 98926
- Location:** North and west of Strande Road, Ellensburg, WA 98926, within a portion of Section 09, T. 17N., R.18E., W.M. & Section 08, T. 17N., R.18E., W.M. in Kittitas County. Tax parcel number(s) 17-18-09020-0012 & 0013, 17-18-08000-0002.

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:

I. Transportation

- A. Access to the site is via Strande Rd.
- B. Any future subdivision or development of the properties involved will be subject to review by WSDOT for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). WSDOT may require that a Traffic Impact Analysis (TIA) be performed by the developer.
- C. Any future subdivision or development of the properties involved within this rezone will result in the enactment of road standards review and will require road improvements to be made that comply with all applicable agency standards including Kittitas County Road Standards (See Kittitas County Road Standards, as adopted 9/06/05). Kittitas County Department of Public Works suggests a "maximum build-out" plan be discussed in a pre-applicant meeting with the applicant to clarify some of these issues.

II. Water

- 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 start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.

- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto rights-of-way.
- C. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

III. Public Safety

- A. All future development must comply with International Fire Code (IFC) and Appendices.

IV. SEPA Review

- A. Any future subdivision or development of the properties involved within this rezone will be subject to additional SEPA review regardless of exemptions.

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, May 17, 2007).

**Responsible
Official:**

Scott Turnbull

Title: Staff Planner

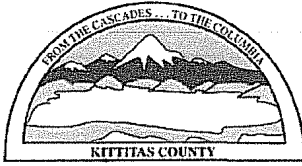
Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: April 30, 2007

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 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, May 17, 2007. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

McMechan REZONE (Z-2006-50)

Exhibit B



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

PLEASE NOTE: This is a fill-in-and-print PDF form. It cannot be edited and saved to your hard drive unless you have the full version of Adobe Acrobat. If you are not using the full version you must complete this form and then print it, or print it and complete it by hand.

CDS@CO.KITTTAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

FEE:

\$1400.00 (\$1200 Rezone + \$200 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

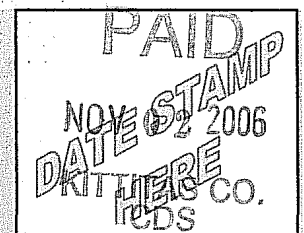
M. R. Hill

DATE:

11/2/06

RECEIPT #

048874



NOTES:

Pre-application meeting with Noah Goodrich.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

41

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

Name: MC MECHAN, CLAY ETAL TRUSTEES (Mabel McMechan)
Mailing Address: 802 E MOUNTAIN VIEW AVE #227
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509.925.9173
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

Agent Name: E. Clay McMechan III
Mailing Address: 7391 #6 Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509 - 962-4389
Email Address: claymcmehan@yahoo.com

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: \STRANDE RD
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property:

ACRES 12.53, CD. 8068, SEC. 9, TWP. 17, RGE. 18; PTN. S1/2 NW1/4 NW1/4 LESS 9 CO RD
ACRES 11.00, CD. 8039, SEC. 8, TWP. 17, RGE. 18; NE1/4 NE1/4 E. OF WEST SIDE DITCH LESS .50 DITCH
ACRES 12.19, CD. 8065, SEC. 9, TWP. 17, RGE. 18; PTN. N1/2 NW1/4 NW1/4

6. Tax parcel number:

118433, 688433, 628433 17-18-09020-0013, 17-18-08000-0002, 17-18-09020-001

7. Property size:

ACRES 12.53, ACRES 11.00, ACRES 12.19

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Project entails rezoning three contiguous parcels of family agricultural land from AG-20 to AG-3 to facilitate future family use while maintaining maximum agricultural productivity. The three parcels totaling 35.72 (12.53+11.00+12.19) acres are located on Strande Road, North of Manatash Road, South of Hanson Road, and West of Brown Road in Kittitas County, Washington.
Project consists of rezone only so there is no proposed impact on water supply, sewage, or change in current agricultural land utilization.

9. What is the present zoning district?
A-20 Agricultural Zone (AG20)

10. What is the zoning district requested?
A-3 Agricultural Zone (AG3)

11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

A. The proposed amendment is compatible with the comprehensive plan.

~~The amendment is compatible with the comprehensive plan by proposing to provide an area where various agricultural activities and family residences can co-exist compatibly by maintaining farming, ranching, and rural life styles and protecting the rights of those traditionally engaged in agriculture.~~

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

~~The health, safety, or welfare of the public are substantially promoted by the proposal by providing a greater degree of flexibility in the agricultural and rural use of the parcels for the future.~~

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

~~The proposal has merit and value for Kittitas County by providing an increased potential in land utilization options.~~

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.

~~The proposal is appropriate in preparation for changes of circumstances in the future and because it allows for reasonable development as needed.~~

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

~~Yes the subject property is suitable for development according to A-3 zoning standards as illustrated by similar types of land in the same area already in 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.

~~The proposal to change the type of zoning will have no detrimental impact on the use of properties in the vicinity.~~

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

~~The change of one zone to another has no physical impact so delivery of irrigation water to other properties will not have any negative affect~~

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.

Signature of Authorized Agent:
X E. Clay McMechan

Date:
11/2/06

Signature of Land Owner of Record
(Required for application submittal):
X Mabel V. McMechan

Date:
11/2/06

To the Kittitas County Community Development Services:

Our family just wanted you to know that if you allow us to sub-divide, our farm into three acre parcels, it has always been my grandfather E.Clay McMechan Sr. and my father E.Clay (Bud) McMechan Jr. intent to allow family members to build, on the McMechan home place, but to have as much ground, of the three acre parcels, as farm ground. The Westside canal is above our farm and we have senior water rights, which is at a premium right now. We now lease our farm out to Anderson Farms for a great crop of timothy hay and rotation crops but when that lease is up next year the Møllergaard family is very interested in farming our ground. To give you an example of what our family has already done over the years my sister Sharley McGuire and her daughter Melody Stein live next to each other with small amounts of lawn between them. The rest of their land is being farmed. Our intent is to keep the homes, that could be built with your permission in the future by family members, and lawn size very small to allow the farming to continue on about two and three quarter acres out of each three acre parcel.

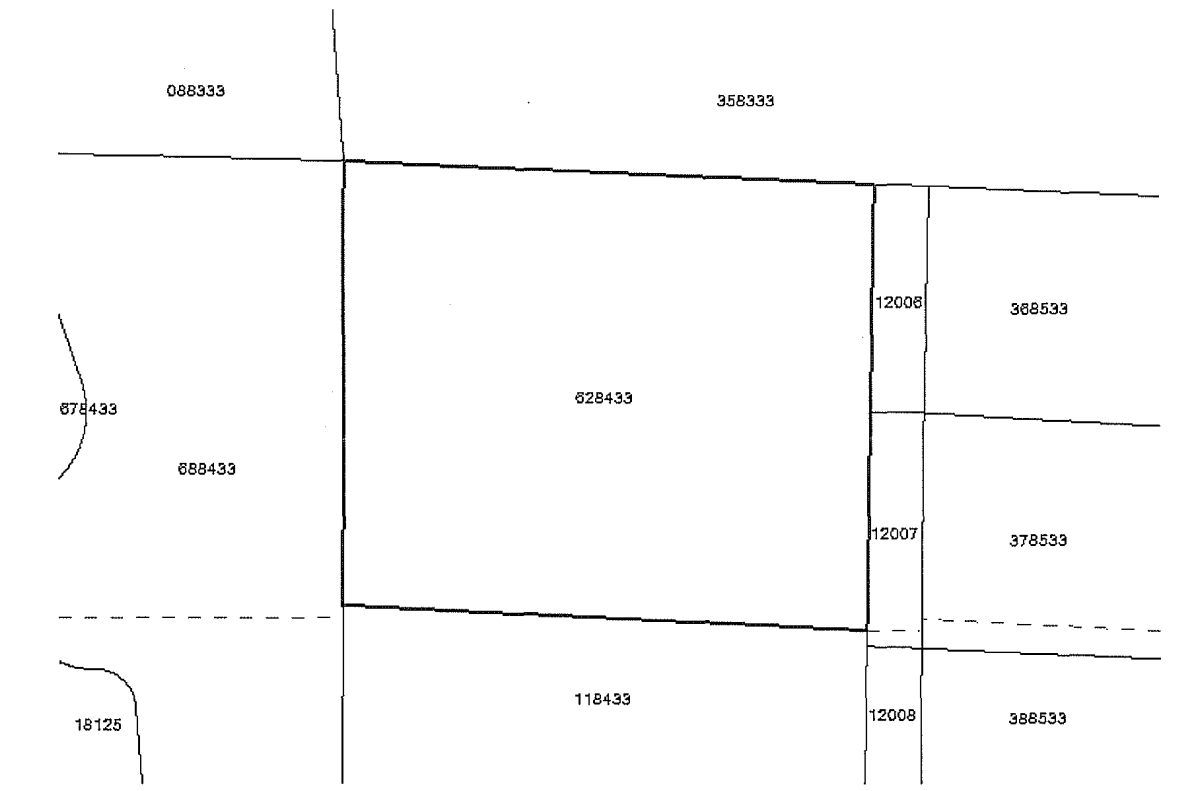
Thank you for your consideration to allow our family, future grandchildren and great-grand children to be able to build their dream home but still have a sense of pride of the land around them growing those wonderful farm crops we all enjoy seeing around us.

E.Clay McMechan 3rd & Tim McGuire
11/2/2006

McMechan Strande Road Property
As of July 25, 2006

Parcel Number: 628433
 Map Number: 17-18-09020-0012
 Situs: \STRANDE RD ELLENSBURG
 Legal: ACRES 12.19, CD. 8065; SEC. 9; TWP. 17; RGE. 18; PTN. N1/2 NW1/4 NW1/4

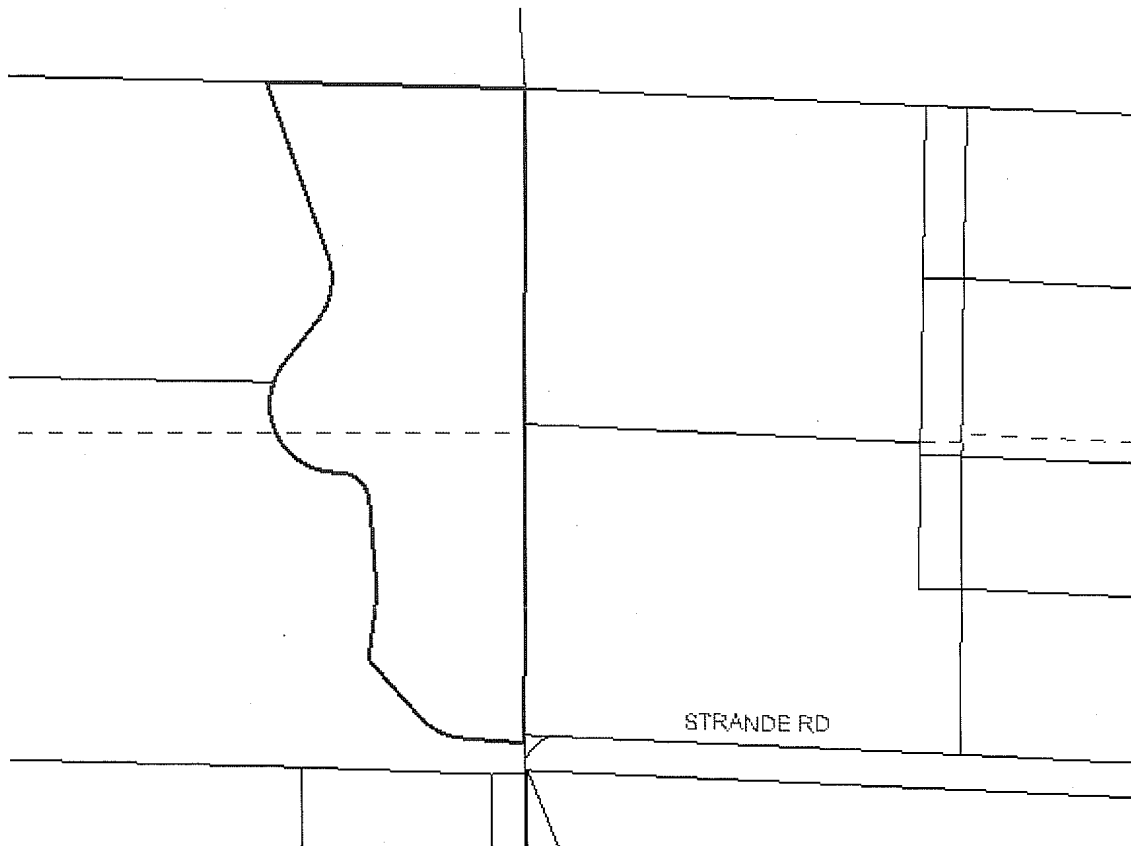
Assessment Data		Market Value		Taxable Value	
Tax District:	3	Land:	99,650	Land:	7,880
Open Space:	YES	Imp:	0	Imp:	0
Open Space	1/1/1978	Perm Crop:	0	Perm Crop:	0
Date:		Total:	99,650	Total:	7,880
Senior Exemption:					
Deeded Acres: 12.19					
Last Revaluation for Tax Year:					



Parcel Number: 688433
Map Number: 17-18-08000-0002
Situs: \STRANDE RD ELLENSBURG
Legal: ACRES 11.00, CD. 8039; SEC. 8; TWP. 17; RGE. 18; NE1/4 NE1/4 E. OF WEST SIDE DITCH LESS .50 DITCH

Assessment Data	Market Value	Taxable Value
Tax District: 3	Land: 105,700	Land: 7,110
Open Space: YES	Imp: 0	Imp: 0
Open Space 1/1/1978	Perm Crop: 0	Perm Crop: 0
Date:	Total: 105,700	Total: 7,110
Senior		

Exemption:
Deeded Acres: 11
 Last
 Revaluation for
 Tax Year:



4

Parcel Number: 118433
Map Number: 17-18-09020-0013
Situs: \STRANDE RD ELLENSBURG
Legal: ACRES 12.53, CD. 8068; SEC. 9; TWP. 17; RGE. 18; PTN. S1/2 NW1/4 NW1/4 LESS .9 CO RD

Assessment Data	Market Value	Taxable Value
Tax District: 3	Land: 113,780	Land: 10,130
Open Space: YES	Imp: 0	Imp: 0
Open Space 1/1/1978	Perm Crop: 0	Perm Crop: 0
Date:	Total: 113,780	Total: 10,130

Senior

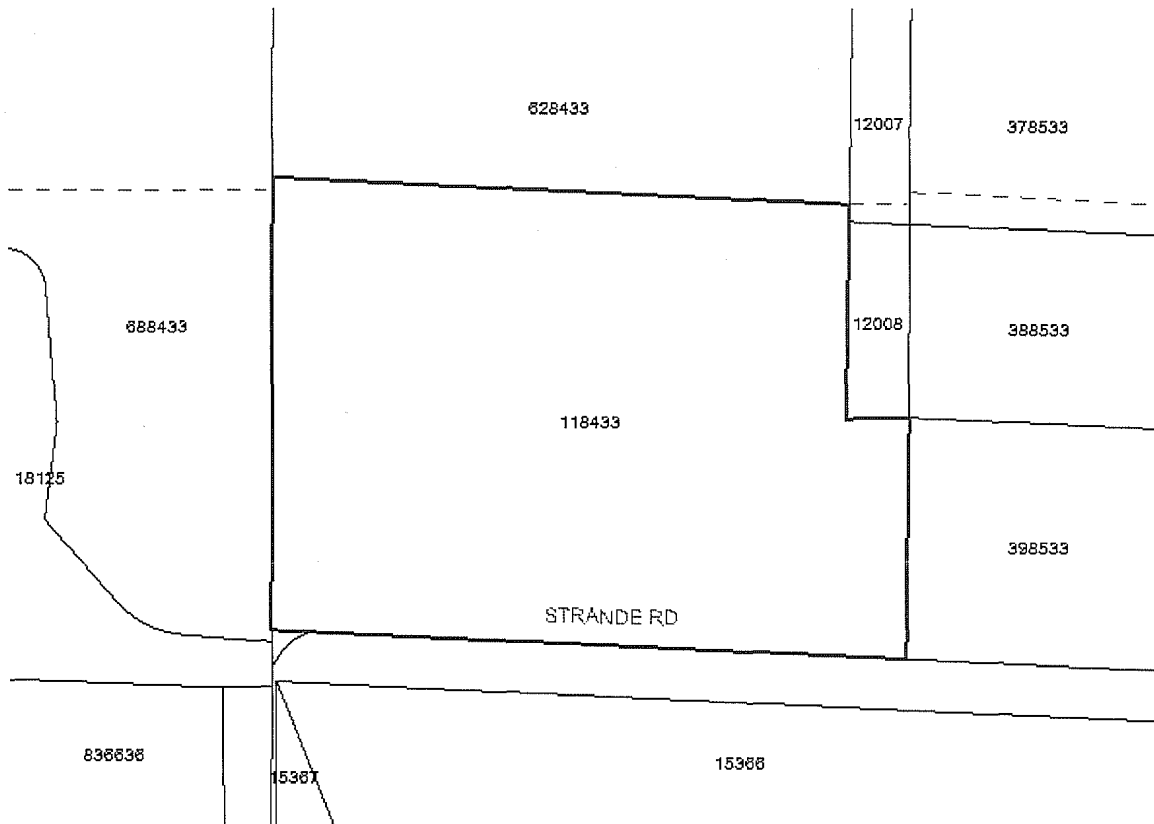
Exemption:

Deeded Acres: 12.53

Last

Revaluation for

Tax Year:





Property Owners with in 300 feet:
McMechan Strande Road Property.doc

358333, 088333, 678433, 18125, 748433, 836636, 15367, 15366, 398533, 388533, 648433, 368533

Parcel Information		Ownership Information	
Parcel Number:	358333	Current Owner:	GARDINIER, ROBERT M.
Map Number:	17-18-04030-0026	Address:	2661 BROWN RD
Situs:	ISTRANDE RD ELLENSBURG	City, State:	ELLENSBURG WA
Legal:	ACRES 37.50, CD. 7983-A; SEC. 4, TWP. 17, RGE. 18 SW1/4 SW1/4 LESS 1.60@	Zipcode:	98926

Parcel Information		Ownership Information	
Parcel Number:	088333	Current Owner:	GARDINIER, ROBERT M.
Map Number:	17-18-05040-0023	Address:	2661 BROWN RD
Situs:	UNKNOWN ELLENSBURG	City, State:	ELLENSBURG WA
Legal:	ACRES 30.60, CD # 8008-A; SEC. 5; TWP. 17; RGE. 18; PTN SE1/4 SE1/4-;1@ RD RW-	Zipcode:	98926

Parcel Information		Ownership Information	
Parcel Number:	678433	Current Owner:	ANDERVILLE FARMS INC
Map Number:	17-18-08000-0001	Address:	1601 BROWN RD
Situs:	HANSON RD ELLENSBURG	City, State:	ELLENSBURG WA
Legal:	ACRES 12.56, CD. 8038; SEC. 8, TWP. 17, RGE. 18; PTN. NE1/4 NE1/4 W. OF WESTSIDE DITCH (LOT 7, B28/P147-148); LESS .50 DITCH	Zipcode:	98926

Parcel Information		Ownership Information	
Parcel Number:	18125	Current Owner:	ANDERVILLE FARMS INC
Map Number:	17-18-08000-0038	Address:	1601 BROWN RD
Situs:	HANSON RD ELLENSBURG	City, State:	ELLENSBURG WA
Legal:	ACRES 17.07, CD. 8038-1; SEC. 8, TWP. 17, RGE. 18; PTN. NE1/4 NE1/4 W OF WESTSIDE DITCH (LOT 12, B28/P147-148)	Zipcode:	98926

Parcel Information		Ownership Information	
Parcel Number:	748433	Current Owner:	MYKLEBUST, TRINA H & HOBSON, ERIKA H
Map Number:	17-18-08000-0010	Address:	8828 SE 77TH PL
Situs:	ISTRANDE RD ELLENSBURG	City, State:	MERCER ISLAND WA
Legal:	ACRES 34.14, CD. 8042; SEC. 8; TWP. 17; RGE. 18; PTN. SE1/4 NE1/4	Zipcode:	98040

Parcel Information		Ownership Information	
Parcel Number:	836636	Current Owner:	BASKIN, GARY W. ETUX
Map Number:	17-18-08000-0025	Address:	1311 STRANDE RD
Situs:	01311 ISTRANDE RD ELLENSBURG	City, State:	ELLENSBURG WA
Legal:	ACRES 4.76, CD. 8042-1; SEC. 8, TWP. 17, RGE. 18 PTN. SE1/4 NE1/4	Zipcode:	98926

Parcel Information

Parcel Number: 15367
Map Number: 17-18-09020-0020
Situs: 01492 \STRANDE RD ELLENSBURG
Legal: ACRES 6.41, CD. 8055-6; SEC. 9, TWP. 17, RGE. 18; PTN. SW1/4 NW1/4 (PARCEL C, SURV. B25/P81)

Ownership Information

Current Owner: THORPE, JEFFERY G ETUX
Address: 1492 STAND RD
City, State: ELLENSBURG WA
Zipcode: 98926

Parcel Information

Parcel Number: 15366
Map Number: 17-18-09020-0019
Situs: \STRANDE RD ELLENSBURG
Legal: ACRES 71.69, CD. 8055-5; SEC. 9, TWP. 17, RGE. 18; SE1/4 NW1/4, PTN. SW1/4 NW1/4 (PARCEL D, SURV. B25/P81)

Ownership Information

Current Owner: GARDINIER, ROBERT M.
Address: 2661 BROWN RD
City, State: ELLENSBURG WA
Zipcode: 98926

Parcel Information

Parcel Number: 398533
Map Number: 17-18-09050-0004
Situs: 00751 \STRANDE RD ELLENSBURG
Legal: ACRES 1.00, MCMECHAN SHORT PLAT 80-15; PTN. LOT 4 (HOMESITE, MUST BE SOLD WITH 17-18-09050-0005); SEC. 9, TWP. 17, RGE. 18

Ownership Information

Current Owner: BLANKENSHIP, LOMAN D ETUX
Address: 751 STRANDE RD
City, State: ELLENSBURG WA
Zipcode: 98926

Parcel Information

Parcel Number: 388533
Map Number: 17-18-09050-0003
Situs: 00641 \STRANDE RD ELLENSBURG
Legal: ACRES 2.46, MCMECHAN SHORT PLAT 80-15; PTN. LOT 3 (PTN. PARCEL C, B22/P53); (MUST BE SOLD WITH CD. 8068-1) SEC. 9; TWP. 17; RGE. 18

Ownership Information

Current Owner: ZAKRZEWSKI, STEFAN ETUX
Address: 641 STRANDE RD
City, State: ELLENSBURG WA
Zipcode: 98926-

Parcel Information

Parcel Number: 648433
Map Number: 17-18-09020-0002
Situs: 00451 \STRANDE RD ELLENSBURG
Legal: ACRES .46, CD. 8067; SEC. 9; TWP. 17; RGE. 18; N1/2 NW1/4 NW1/4 TAX 17 (PARCEL D, B22/P53)

Ownership Information

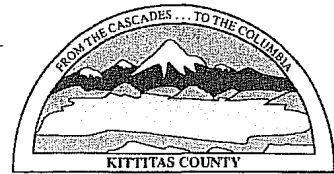
Current Owner: MC GUIRE, SHARLEY R
Address: 451 STRANDE RD
City, State: ELLENSBURG WA
Zipcode: 98926

Parcel Information

Parcel Number: 368533
Map Number: 17-18-09050-0001
Situs: 00421 \STRANDE RD ELLENSBURG
Legal: ACRES 2.68, MCMECHAN SHORT PLAT 80-15; LOT 1 (PTN. PARCEL A, B22/P53); (MUST BE SOLD WITH 17-18-09020-0015) SEC. 9; TWP. 17; RGE. 18

Ownership Information

Current Owner: STEIN, STEPHEN G ETUX
Address: 421 STRANDE RD
City, State: ELLENSBURG WA
Zipcode: 98926



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

RECEIVED

SEPA ENVIRONMENTAL CHECKLIST

NOV 02 2006

FEE \$200.00

Kittitas County
CDS

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

FOR STAFF USE

A. BACKGROUND

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

Our family would like to have the rezone from Ag 20 to Ag 3 by Dec 31st 2006 if not sooner

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

No

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

None Needed

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

5

yes, explain.

Does Not Apply

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

Does Not Apply

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)?

None - Flat Farm Ground

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.

Clay type soil for prime farmland

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

None

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

None Needed

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

No

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

Appx. 5,000 sqft. Out of each three acre will be only a small area for a home, yard and driveway. The rest of the 2 2/3 acre will be farmed. See Cover letter.

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

None Needed

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.

None

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

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

None Needed

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.

None - unless you consider the Westside Canal as a seasonal water supply

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.

No

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.

Does Not Apply

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

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

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.

No

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.

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. All storm water from each home built on 3 acres, goes to the yard around them. No this water will not flow into other waters.

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

No - Does Not Apply

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

None

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?

Only where each home and yard and driveway. All other area will be farming ground.

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

None

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

None

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain. No

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

None - No other birds or animals

ES

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.

Electric & propane for heating & possibly solar

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

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

All Energy Star Products and some Green Home features. My job with the City of Ellensburg Energy Services works with all energy related new construction home & solar projects

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.

None

1) Describe special emergency services that might be required.

None

2) 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)?

only tractors and farm equipment to farm all the areas around the homes to built in the future

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.

Day light hours Monday - Saturday only for construction of homes during that time frame to build.

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

None Needed

8. LAND AND SHORELINE USE

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

Farmground

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

Yes - All crops raised but mainly Timothy Hay and rotation crops every 6 years like corn or grain

c. Describe any structures on the site.

None

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

No

e. What is the current zoning classification of the site? *Ag 20*

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

Ag 3

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

No Not Know

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

No

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

None

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

For each 3 acre site there will be one home with 2-4 people residing in that home

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

None

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. *Yes - All other homes*

9. HOUSING *around this area have three acres*

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

middle income housing

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

None

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

Three acre measure proposed

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?

Possibly two story home with wood exterior siding but mainly one story homes

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

None

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

None

11. LIGHT AND GLARE

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

None

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

None

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

NA

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

None Needed

12. RECREATION

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

None - Farm ground

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:

None

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

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

None

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

None

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.

None

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

No

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

None

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).

None

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

No

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

one for each three acre home

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

None

15. PUBLIC SERVICE

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

Yes for each three acre home

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

None

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.

*PSE - Electric Utility
Propane*

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: *E. Clay McMechan III*

Date: *11/2/06*

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.

None

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.

No problem since the majority of the three acres will still be farm ground. See cover letter

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

None

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.

Only a small area of each three acres will have a home built on it - the rest will remain prime farm ground

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.

None

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).

*None for transportation but ^{small for} public services
For utilities a very small load*

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

None