

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

E-07-14

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTTITAS 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:

\$1725.00 (\$1500 Rezone + ~~\$225~~ SEPA) to Kittitas County Community Development Services Department *\$1500*

FOR STAFF USE ONLY

APPLICATION RECEIVED BY

SIGNATURE

DATE

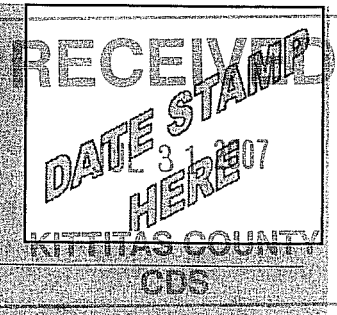
RECEIPT #

[Handwritten Signature]

7/31/07

052733

NOTES



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

9. What is the present zoning district?

AG 3

10. What is the zoning district requested?

PLANNED UNIT DEVELOPMENT

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.

SEE PUD NARRATIVE

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

SEE PUD NARRATIVE

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

SEE P.U.D NARRATIVE

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.

SEE P.U.D NARRATIVE

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

SEE P.U.D NARRATIVE

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

SEE PUD NARRATIVE

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

SEE PUD NARRATIVE

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:

Date:

X _____

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

Date:

X Jim Rystead

7/31/07

PROJECT NARRATIVE

Mission View Meadows
Proposed Planned Unit Development

(Covers all aspects noted in the recent version of the Kittitas Co Development Code, Long Plat Application, and Re-Zone Application)

Date:
7/31/2007

Prepared by:
James Gigstead, P.E.
Central Engineering

PURPOSE AND INTENT

This proposal is consistent with the Purpose and Intent of the Kit Co. Code 17.36.010.

To allow greater flexibility and to encourage more innovative design for the development of residential areas that is generally possible under conventional zoning and subdivision regulations;

This project provides a mixture of parcel sizes to meet the needs and desires of small community, rural lifestyles.

To encourage more economical and efficient use of land, streets, and public services;

This project discourages "suburban sprall" by infilling undeveloped, unproductive agricultural land with a mixture of lot sizes that include open space, and the efficiency of project based facilities.

To preserve and create usable open space and other amenities superior to conventional developments

This project provides large percentages of open space area without unusable or undesirable oversized parcels. It will provide a secure, secluded and quiet neighborhood setting that is desirable to many residents of Kittitas County. Group water and sewage systems provide a simplified building process and minimize operation and maintenance demands on individuals.

To preserve important natural features of the land, including topography, natural vegetation, and views;

Homes in this project will have height and size limitations consistent with Kittitas County Codes that will protect neighboring views and vistas of the Kittitas Valley.

To encourage development of a variety of housing types and densities;

A variety of densities are included in this project. Nine (9) Single Family parcels are proposed within a 9 acre area. A minimum lot size of 0.36 acres (15,681 sf) and a maximum lot size of 2.5 acres (108,900 sf) is included. 0.75 acres shall be set aside for open space and jointly used as the sewage disposal area. 1.1 acres will be in use as common private access area. 75% open space on individual lots will be required through the use of protective covenants.

To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible;

Through the covenants, Energy Star ratings will be required on proposed buildings. Allowances for solar and wind power generators will also be made.

To encourage infill development of areas or site characterized by special features of geography, topography, size, shape, or historical legal nonconformity;

This project is located on a linear, parcel removed from the current public transportation grid. This site remarkably, has no environmental, historical, or geological significant features that would be compromised. Its proximity to public services and the urban setting seem to lend itself to a rural residential use. The size and location are not desirable for larger parcel configurations and the shape is much more suited to smaller parcels.

To permit flexibility of design that will create desirable public and private open space; to vary the type, design and layout of buildings,; and to utilize the potentials of individual sites and alternative energy services to the extent possible;

This project will provide a parcel size and character that is lost between the smaller urban type of parcel and the larger parcels found farther from the urban boundaries in Kittitas County. From all indications these parcels are desirable to residents that need regular access to the City of Ellensburg but desire more space than the urban options currently available.

SIZE AND DENSITY:

A variety of densities are included in this project. Nine (9) Single Family parcels are proposed within a 9 acre area. A minimum lot size of 0.36 acres (15,681 sf) and a maximum lot size: 2.5 acres (108,900 sf) is included. 0.75 acres shall be set aside for open space and jointly used as the sewage disposal area. 1.1 acres will be in use as common private access area. 75% open space on individual lots will be required through the use of protective covenants.

TRAFFIC CIRCULATION:

Access from existing county roads will be provided by construction of an extension of Judge Ronald Road, in accordance with a plan developed by

Kittitas County Public Works as part of the existing "Luce Short Plat". This would be a paved, public facility.

A private, north-south access road is proposed per Co. standards along the west side of the affected property. The internal access road would be located on an easement on adjacent parcels for common use.

Emergency Service Access would be accommodated by the construction of 96' radii, cul de sacs or 120' "hammerhead" turn arounds, one at the terminus of the county road extension and one at the end of the private access road.

QUESTIONS TO BE ADDRESSED IN P.U.D. NARRATIVE:

a. A narrative statement relating the development plan to adjacent development and natural areas;

This project proposes land use that is consistent with properties adjacent to and in near proximity with this project. This project is located just east and just north of existing Suburban zoning. The Urban Growth Boundary is located less than a mile west of the project. Properties to the east of this area have recently been zoned Ag 3 showing a typical transition of the zones from large parcels toward smaller parcels as the city limits expand. Many parcels located within 300 feet of this project have parcel sizes less than 3 acres. Open space and landscaping requirements will mirror the typical parcel in the vicinity. This project will maintain a rural character.

4.b.A narrative statement of the developer's intent with regard to providing landscaping and retention of open spaces;

This project will require open space on each parcel of 75% of the area, which is in excess of county zoning. The owners will also be required to have planted within the first two years of ownership, the equivalent of 50 stems per acre of trees and shrubs. The intent is to quickly jump start a rural residential character of the project. Large open spaces must also be maintained to provide protection of water and sewage disposal facilities.

5.c. A statement narrative outlining future land ownership patterns within the development including homeowners associations if planned;

Land ownership will immediately begin to transition from corporate project ownership to individual parcel ownership. Immediate and future ownership patterns will be the same.

6.d.A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

A Group B water system is proposed for this project. This project size will qualify for the current interpretation of the number of hookups for a Group B system in Wa. State. One well has been dug and has the capacity and quality necessary for this system. A network of small diameter lines will be installed in utility corridors to serve each parcel.

A Large On Site Septic system is proposed for this project. Individual septic tanks located on each parcel will provide the initial storage and treatment. Small diameter lines will transport waste to an approx. 8,000 gallon pump tank for distribution to a disposal area. The site has already been evaluated for such a system and has been found to be adequate. Approval of this system must also be obtained by Wa. State Dept. of Health.

Solid Waste can be disposed of one of two ways. The first being transporting to local waste disposal area located in Ellensburg. Pickup service is also provided in this area by Waste Management.

This parcel is currently served by Cascade Irrigation District (CID). The project will also be served by CID and will meet all current County and CID requirements for providing individual services to each parcel. An Irrigation Plan is included as an exhibit to this submittal.

f. An explanation and specification of any nonresidential uses proposed within the project;

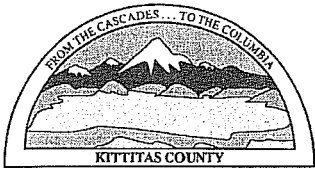
No non-residential uses will occur in this project. Uses will be made consistent with the current zone of for Residential or Suburban zoning in Kittitas County.

g. Timing for the construction and installation of improvements, buildings, other structures and landscaping;

The infrastructure (utilities and roads) will commence immediately upon approval of the preliminary plan. All infrastructure must be in place for development of residential parcels. It is anticipated that the residential construction will commence from Fall 2008 thru Fall 2013.

h. The method proposed to insure the permanent retention and maintenance of common open space;

Protective covenants, including the formation of a Home Owners Association (HOA) will be attached to each parcel in this project. Easements will be recorded for large areas of open space related to the well protection area and the septic disposal area. A contract agent will be required to be retained for operation and maintenance of both water and septic systems. Local access roads will be allowed to be maintained by members of the HOA or contracted.



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P-07-45

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS 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

- Checklist of required attachments: Ten large copies of plat with all preliminary drawing requirements complete... Address list of all landowners within 300 feet of the site's tax parcel... SEPA Checklist (Only required if your subdivision consists of 9 lots or more.)

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Checklist of optional attachments: Certificate of Title (Title Report), Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department; \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department; \$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required. *One check made payable to KCCDS

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE

DATE

RECEIPT #

X [Signature]

7/31/07

052733

NOTES

RECEIVED

DATE STAMP HERE

KITTTITAS COUNTY CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? Wilson Cr Road

11. 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:

Date:

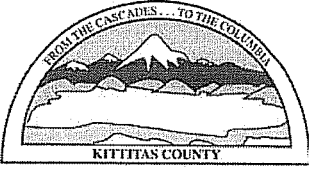
X _____

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

Date:

X Joe R. Steed

7/31/07



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SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

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

INSTRUCTIONS FOR APPLICANTS:

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

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

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for 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):

Infrastructure-Fall 2007 - Fall 2008
Lot Development- Fall 2008 - Fall 2013

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

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

No

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

SEPA DNS, Kittitas Co Rezone and Final Plat Approval for Planned Unit Development

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat

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

2%

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.

Silty Loam with cobbles

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

No

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

1650 cy, from access road construction
2000 cy from site grading for residential construction
Fill will come from commercial gravel/rock sources

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

Dust from wind, see below

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

Maximum of 20%, as a requirement of project covenants

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

For dust, see under AIR

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.

Minor wind borne erosion is always potential in Kittitas valley for soils being disturbed. Areas will be isolated and surrounded by grasses. Other air borne emissions will be that associated with low density residential sites. Fire places, yard maintenance etc

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

No

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

Affects will be minimized through the use of water or possibly dust pallatives during excavation activities. Residential impacts minimized by open space and landscaping.

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.

No

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.

None

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.

Yes, A Group B Water System with one well is proposed to provide domestic water to the nine home sites. Quantities will not exceed 45,000 gpd.

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.

A Large On Site Septic system will provide disposal of the domestic sewage generated. The system will serve (9) single family residential lots, with an average of 3.5 persons per residence. A septic tank on each lot will provide the initial treatment of the sewage. Sewage will then be collected in single pump tank and pumped to the disposal area.

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.

Open space and landscape will prevent measurable runoff to be generated from residential sites. Access roads will generate minor quantity of runoff that will be treated, infiltrated or conveyed by vegetated roadside ditches.

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

No

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

Properly designed and installed LOSS system and roadside ditches and swales.

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?

Pasture grasses and weeds will be removed and replaced with a variety of trees, shrubs, plants and grasses.

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

None known

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

A variety of trees, shrubs, plants and grasses will be included in site landscape plans. A minimum number of trees and shrubs will be required by 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. None known

c. Is the site part of a migration route? If so, explain. Do not know

d. Proposed measures to preserve or enhance wildlife, if any. Increase diversity of plants species and growth

6. ENERGY AND NATURAL RESOURCES

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

Electric from local service provider, Propane by means of site specific storage tanks filled by local provider. Some residences are likely to have wood stoves for supplemental heat and comfort. Solar and wind energy generators may also be utilized on individual sites.

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

No adverse affects to adjacent properties

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

Energy Star ratings on proposed buildings, allowances for solar and wind power generators.

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.

1) Describe special emergency services that might be required.

No

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

Large On Site Septic disposal system and Group B water system will better safeguard environmental health concerns over individual systems.

- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Typical small farm and residential noises as well as minor traffic noises. _____

 - 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.
Same as exist currently _____

 - 3) Proposed measures to reduce or control noise impacts, if any.
Open space and landscape requirements will abate typical residential noise sources _____

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Property is currently virtually unused. It has historically been used as livestock pasture. _____

- b. Has the site been used for agriculture? If so, describe.
Yes, livestock pasture _____

- c. Describe any structures on the site.
Yes, one small storage shed _____

- d. Will any structures be demolished? If so, what?
No _____

- e. What is the current zoning classification of the site?
AG 3, Agricultural, 3 Acre min. _____

- 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?
None _____

- 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?
Between 20 and 35 _____

- k. Proposed measures to avoid or reduce displacement impacts, if any.
None displaced _____

 - l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
Open space, rural sized lots, restrictions for single family dwellings _____

9. HOUSING
a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
(9) Single family dwellings, middle to high income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
No units eliminated

c. Proposed measures to reduce or control housing impacts, if any.
None

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?
Two story, 30 mean roof height maximum

b. What views in the immediate vicinity would be altered or obstructed?
Low angle valley views would include housing that does not currently exist.

c. Proposed measures to reduce or control aesthetic impacts, if any.
Open space and landscaping requirements should reduce negative impacts

11. LIGHT AND GLARE
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Yard and vehicle lights, evenings 6pm to 10pm

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None

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

12. RECREATION
a. What designated and informal recreational opportunities are in the immediate vicinity?
John Wayne Trail, City of Eburg park on Judge Ronald Road, walking and bike riding and local access roads

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.
Do not know

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.
Wilson Cr Road, Judge Ronald Road

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?
18 to 30 added, none 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).
Judge Ronald Road Extension, a private extension on a public R\W will provide access to the project. A local access road will provide access to individual lots within the project.

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.
Approx. 4 trips per day for each single family residence, for a total of approx. 36

g. Proposed measures to reduce or control transportation impacts, if any.
School bus transportation and close proximity to downtown and John Wayne Trail may provide alternative transportation options, ie, walking and bicycle riding.

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.

Not expected

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

Location and density proposed encourage housing within areas already adequately served by public services.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

Electric, natural gas, refuse disposal, telephone

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.

Electric\Natural Gas-Puget Sound Energy; Water-Group B system; Refuse-Waste Management; Telephone\DSL- Fairpoint Comm; Sanitary Sewer-LOSS; None.

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: *Jim P. Head*

Date: 7/31/07

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.

No increases foreseeable

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. Plant and animal diversity should be enhanced with this proposal. The area has been predominately grasses and weeds for several years. The more frequent irrigation, and landscape additions will encourage birds, and other species to the area.

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

Ground water will be needed for domestic use. Proposed use would be consistent with current provision for domestic water use and protection of the resource by means of the Group B water system. Energy use will be protected by the use of energy efficient building techniques and allowances for solar and wind energy generation. No other resources should be depleted.

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.
No 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.

No impacts

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).

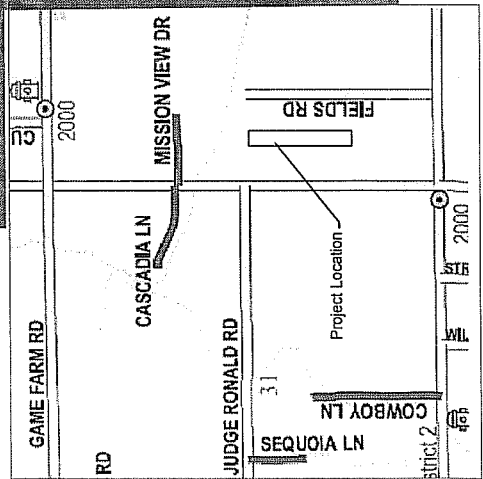
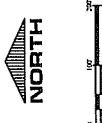
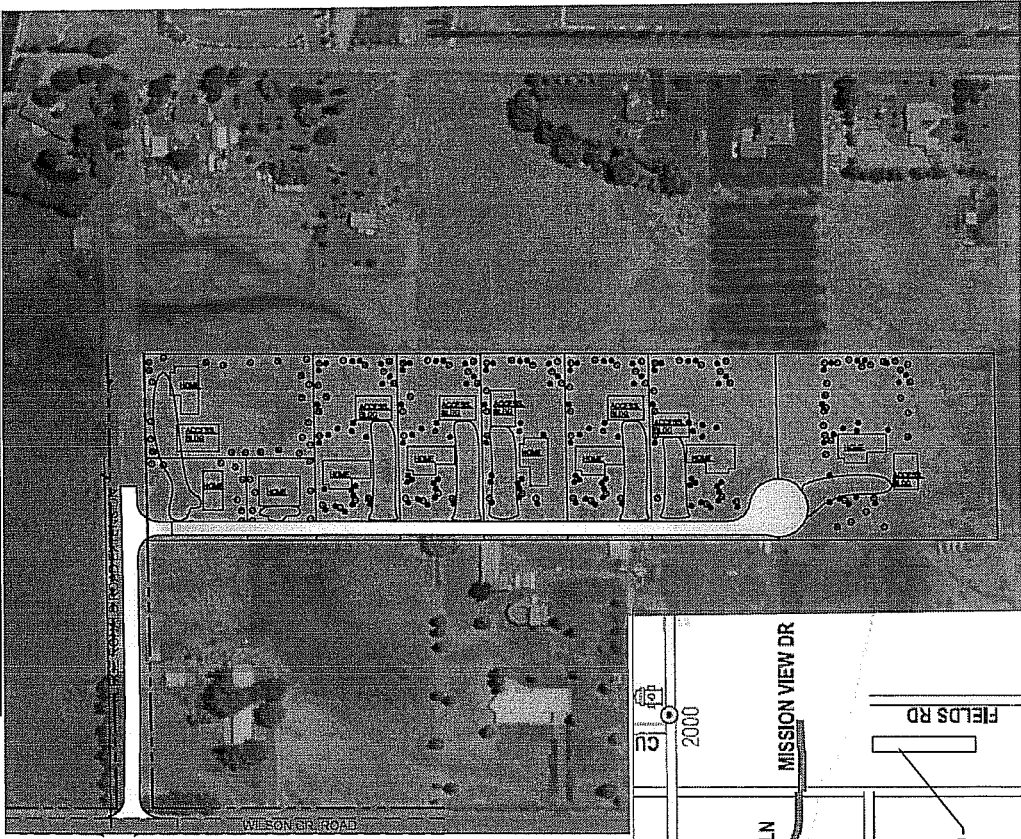
Project will have self contained systems for domestic water and sewage disposal. Local provides have had no concerns with providing other utilities or services.

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

No conflicts anticipated

Township 18 N. Range 19 E. WM
Section 32

"Mission View Meadows" Proposed (9) Parcel Planned Unit Development



Vicinity Map

GENERAL PROJECT NOTES

Affected Parcels: 949917-19 (Luce Short Plat)

Area of Proposed Zone Change: 10.0 Acres

Zoning:
 Current: A-3 (Agricultural 3)
 Proposed: C-P (Planned Unit Development)
 Surrounding: West of Wilson Cr: S (Suburban)
 East of Fields Road: A-3 (Agricultural 3, in process)

Proposed Land Use and Densities:
 Nine (9) Single Family parcels are proposed within a nine (9) acre area.
 Minimum Lot Size: 0.36 acres (15,681 sf)
 Maximum Lot Size: 2.5 acres (108,900 sf)
 0.75 acres shall be set aside for open space and jointly used as the sewage disposal area.
 1.1 acres will be in use as common private access area.
 75 % open space on individual lots will be required through the use of protective covenants.

Consistency with Existing Zoning Provisions: (Kit Co. Code 17.36.010)
 This proposal is consistent with the Purpose and Intent of the referenced code.
 "The purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title."

Project Goals:

- Discourage "suburban sprawl" by infilling undeveloped, unproductive agricultural land with a mixture of lot sizes that include open space and clustering.
- Protect resources by utilizing group systems for domestic water, sewage disposal, and landscape irrigation.
- Provide modest sized parcels of various sizes and configurations that should encourage better property management.
- Develop as safe, quiet neighborhood atmosphere.

Traffic Circulation:

Access from existing county roads will be provided by construction of an extension of Judge Ronald Road, in accordance with a plan developed by Kittitas County Public Works as part of the existing "Luce Short Plat". This would be a paved, public facility.

A private, north-south access road is proposed per Co. standards along the west side of the affected property. The internal access road would be located on an easement on adjacent parcels for common use.

Emergency Service Access would be accommodated by the construction of 8' radii, cul de sacs or 120' "hammerhead" turn arounds, one at the terminus of the county road extension and one at the end of the private access road.

Water, Sewage, and Irrigation Systems:
 Domestic water will be provided through the establishment of a Group B water system for less than 10 services.

Sewage disposal shall be provided by individual septic tanks located on each parcel, then utilizing a common disposal area sized appropriately for the density anticipated.

Irrigation: This land is served by Cascade Irrigation District. A distribution system will be developed consistent with CID requirements.

Mission View Meadows

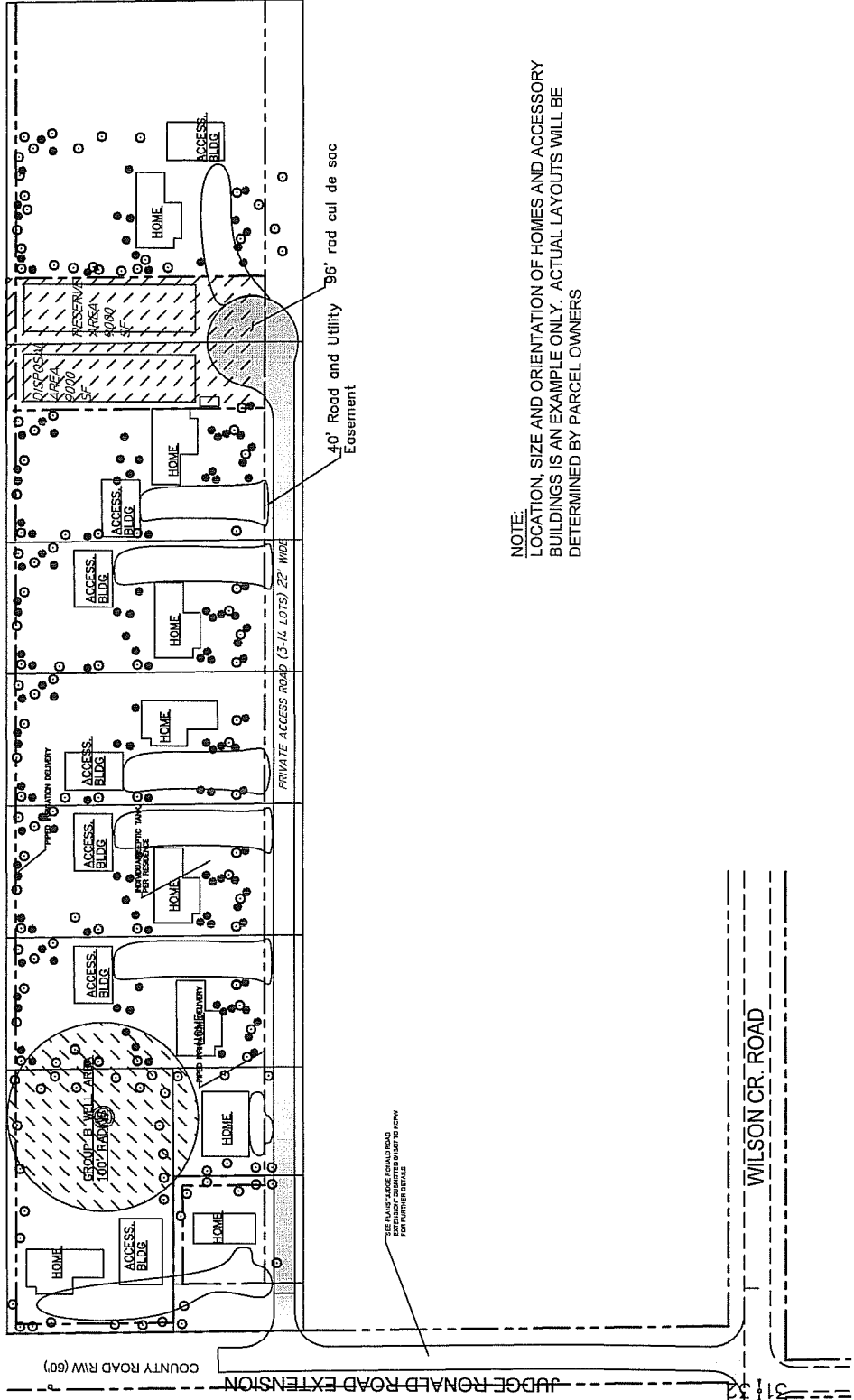
A Portion of NW 1/4, SW 1/4, Section 32

Township 18 N. Range 19 E. WM

Kittitas Co, WA



Scale: 1" = 100'



NOTE:
 LOCATION, SIZE AND ORIENTATION OF HOMES AND ACCESSORY BUILDINGS IS AN EXAMPLE ONLY. ACTUAL LAYOUTS WILL BE DETERMINED BY PARCEL OWNERS

NO.	DATE	COMMENTS

DRAWN BY: J. G. [Signature]
 CHECKED BY: J. G. [Signature]
 DATE: 7/1/01
 SCALE: 1" = 60'
 MASTER SITE PLAN
 MISSION VIEW MEADOWS, PUD

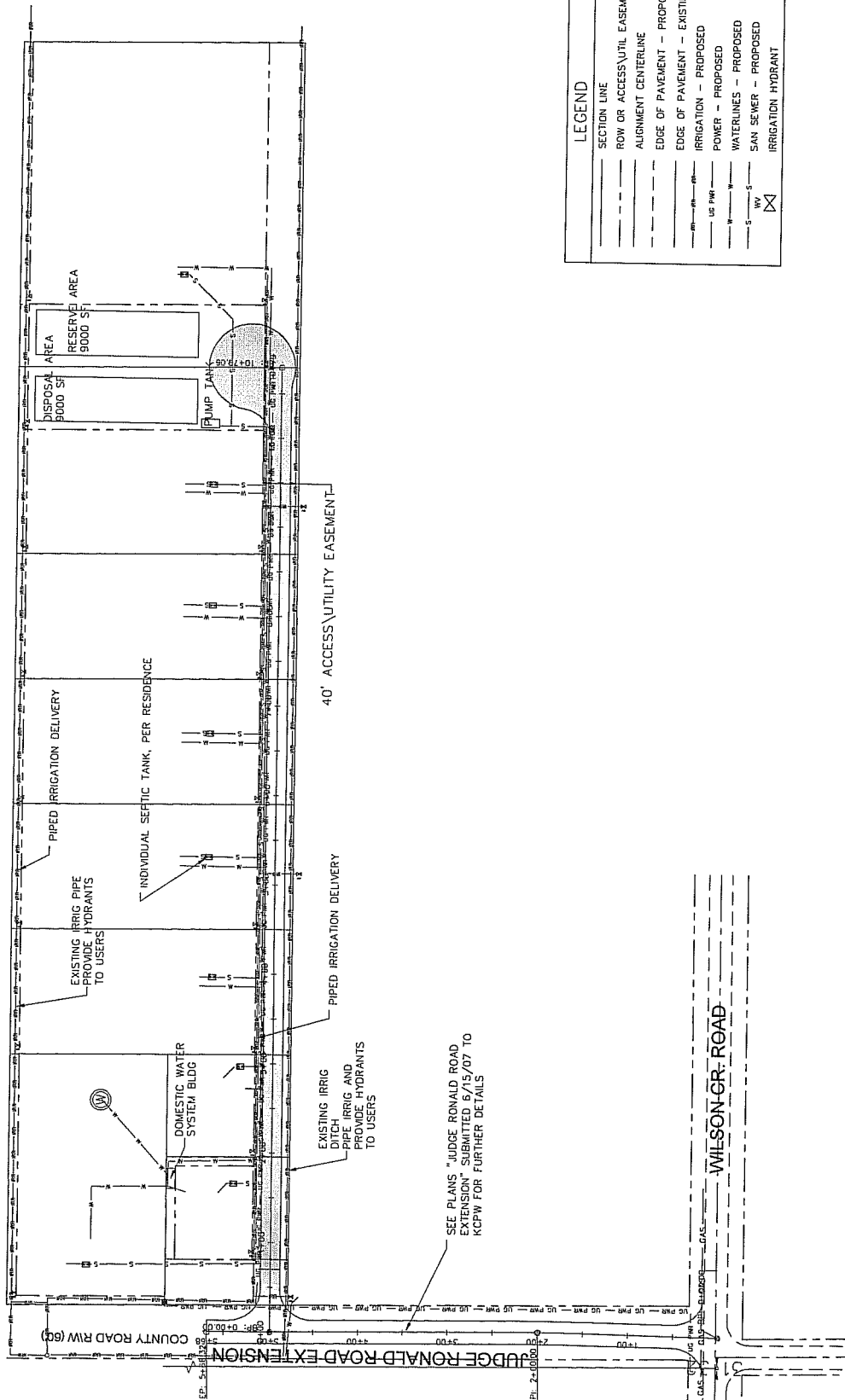
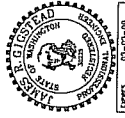
SHEET 1 OF 2

Central Engineering
 509-925-2142
 ELLensburg, WA 98926
 PO BOX 584

Mission View Meadows
 A Portion of NW 1/4, SW 1/4, Section 32
 Township 18 N. Range 19 E. WM
 Kittitas Co, WA



Scale in feet



LEGEND	
—	SECTION LINE
—	ROW OR ACCESS \UTIL EASEMENT
—	ALIGNMENT CENTERLINE
—	EDGE OF PAVEMENT — EXISTING
—	EDGE OF PAVEMENT — PROPOSED
—	IRRIGATION — PROPOSED
—	POWER — PROPOSED
—	WATERLINES — PROPOSED
—	SAN SEWER — PROPOSED
—	IRRIGATION HYDRANT

PO BOX 584
 ELLensburg, WA 98926
 509-925-2142



NO	DATE	COMMENTS

DRAWN BY: J. G...
 CHECKED BY: J. G...
 DATE: 7/1/2007
 SCALE: 1" = 60'

MISSION VIEW MEADOWS
 ROAD AND UTILITIES

SHEET 2 OF 2