

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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To: Kittitas County Sheriff's Dept.
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Washington State DOT
Washington State DOE
Yakima Nation DNR
Washington State DNR
Encompass Engineering & Surveying
Adjacent Property Owners
Applicant

From: Noah Goodrich, Staff Planner
Kittitas County Community Development Services

Date: November 6, 2006

Subject: APPLICATION FOR A 4-LOT SHORT PLAT (SP-06-93):
Otto Sieber, landowner, submitted an application for a 4-lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20 acres of land that is zoned Ag-5, located South of the City of Ellensburg, east of SR 821 off of Rosa View Drive, Yakima, WA 98901 located in the NE & NW 1/4 of Section 21 & 22, T.15N. R.19E, W.M., in Kittitas County. Tax Parcel numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036.

Carla Borro
859-2319

Please find attached the Short Plat application and SEPA application for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services Department office at 411 N. Ruby Suite 2, Ellensburg, WA. 98926. Phone (509) 962-7506.

Please send comments regarding potential adverse environmental impacts and the application by November 21, 2006 @ 5:00 pm to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA. Staff Planner: Noah Goodrich.

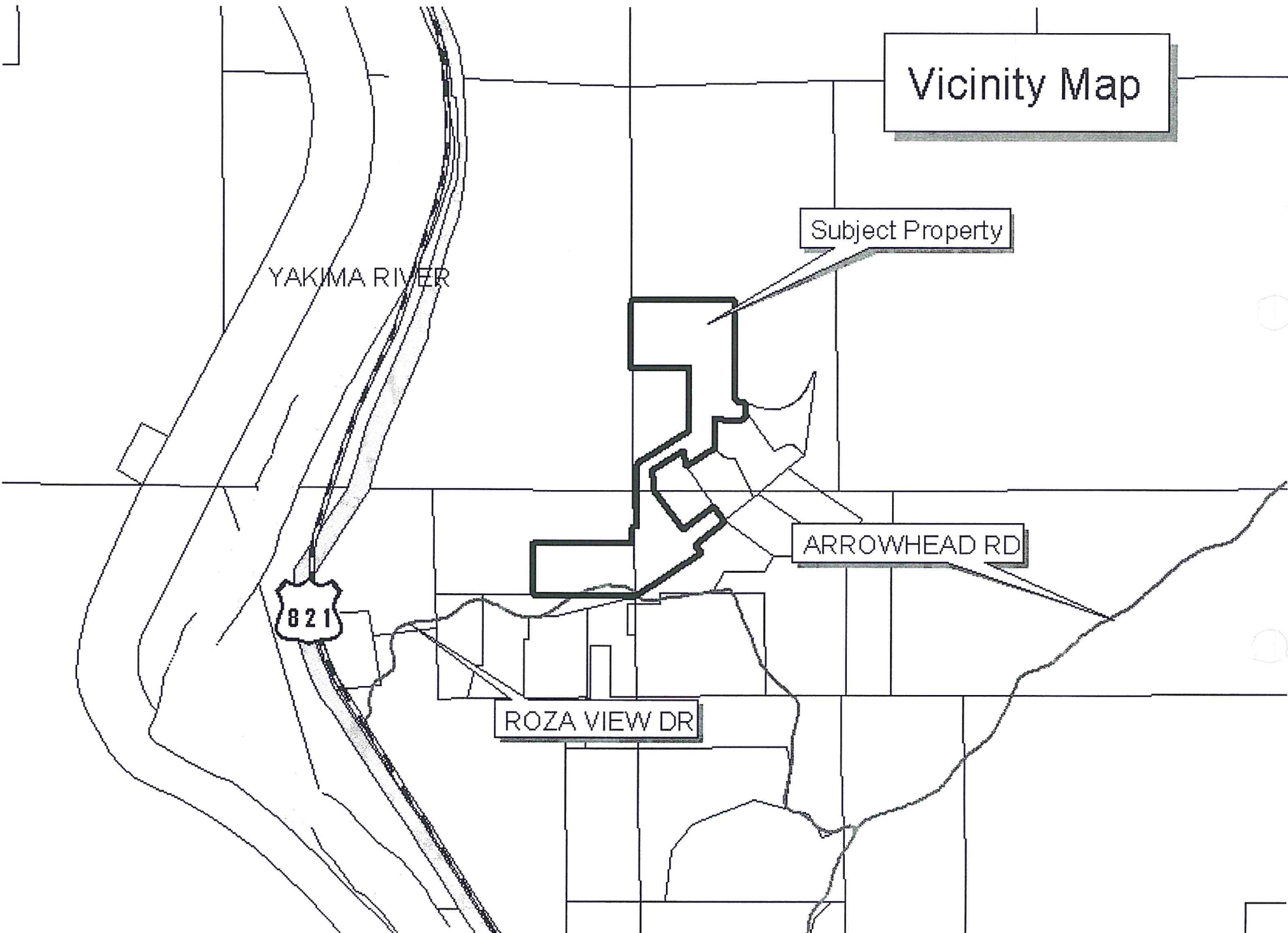
Conditional preliminary approval may be granted based on timely comments received prior to November 21, 2006. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Vicinity Map



Subject Property

ARROWHEAD RD

ROZA VIEW DR

821

YAKIMA RIVER

November 16, 2006

Community Development Services
Kittitas County
411 N. Ruby, Suite 2
Ellensburg, Washington 98926-6300

Attention: Noah Goodrich, Staff Planner

Subject: SP-06-93; Otto Sieber/4-Lot Short Plat (20 Acres Total)
Parcels 15-19-15000-0007, 15-19-21000-0024, 15-19-22000-0036
SR 821, MP 8.27 Right (Roza View Drive intersection – Private) Vicinity

We have reviewed the proposed plat and have the following comments.

1. The project is not adjacent to State Highway 821, but access to the site is via SR 821. This segment of SR 821 is a Class 3 with a posted speed limit of 45 miles per hour. Access to the site will be via Roza View Drive (privately-maintained). The property has an existing approved approach permit. No additional approaches to SR 821 will be allowed.
2. The Short Plat Application (item #10) indicates the property will be accessed from SR 97. This is incorrect. The access will be via SR 821.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact me at (509) 577-1630.

Sincerely,

Bill Preston, P.E.
Regional Planning Engineer

BP: rh/jjg

cc: File #3, SR 821
Don Wherry, Area 2 Maintenance Superintendent

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November 18, 2006

To: Kittitas County Sheriff's Dept.
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Washington State DOT
Washington State DOE
Yakima Nation DNR
Washington State DNR
Encompass Engineering & Surveying
Adjacent Property Owners
Applicant

In response to a letter written to us concerning a proposed 4-Lot Short Plat (SP-06-93) Subdivision on 20 acres of land that is now zoned Ag-5, located South of the City of Ellensburg, east of SR821 off of Roza View Drive, Yakima, WA 98901 located in the NE & NW 1/4 of Section 21 & 22, T.15N. R. 19E, W.M.. in Kittitas County. Tax Parcel numbers 15-19-15000-0007, 15-19-21000-0024 & 15-19-22000-0036 we have the following comments to make:

1 B-ENVIRONMENTAL ELEMENTS

f. Could erosion occur as a result of clearing, construction, or use? Answer - NO.

In our opinion, any time the top soil is exposed to weather you get a certain amount of erosion either by rain, snow or wind. Proper preparation of the exposed soil can cut down on the amount of erosion. Dust abatement should be a priority in keeping the air clean.

h. Proposed measures to reduce or control erosion, or impacts to the earth, if any:
Answer -None necessary!

What about re-seeding to keep the soil stable? Also, culverts help to control runoffs.

2 AIR

a. What types of emissions to the air would result from the proposal during construction and when the project is completed? Answer - unknown

When Otto strips all vegetation from the soil, there is a massive amount of dust stirred up and blown by the wind. Water trucks would help to control this from happening.

3. WATER

b. Ground

Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Answer--none Site in desert region

We have had many examples of water runoff problems in the Canyon. A few years back we had mud slides reaching SR 821 as a result of a bad storm.

One method of controlling the flow of water would be to place culverts in runoff areas.

4. PLANTS

B. What kind and amount of vegetation will be removed or altered? Answer--Some sagebrush.

Otto removes all vegetation.

5. ANIMALS

We sometimes also see sheep in the area.

7. ENVIRONMENTAL HEALTH

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?

2. Proposed measures to reduce or control ENVIRONMENTAL health hazards, if any?

Answer-- none

There is no reseeding to keep the dust down as well as no dust abatement program planned for this area.

Noise

2. What types and levels of noise would be created by or associated with the project on a short-term basis. Indicate what noise would come from this site.

Answer-- Normal home building sounds from 8a.m to 6p.m.

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2.

Otto runs his heavy equipment many times until 10:00 p.m. This has been quite irritating to us. It is totally dark outside and he is still running his equipment. This issue should be strictly enforced so that this doesn't happen ever again.

We are requesting that the Sheriff's Department be informed of the proposed hours of construction from 8a.m-6p.m.

14. TRANSPORTATION

Selah is the closest public transit and this is approximately 13 miles from the site.

In closing, we hope you will take our comments under consideration. Also, what portion of Mr. Sieber's subdivision is set aside for wildlife habitat? According to his first proposal to subdivide it was our understanding that this particular land was set aside for wildlife habitat.

Bill C. George
Bill C. George

Virginia A. George
Virginia A. George

575-0714

540 Roza View Drive

Yakima, Washington 98901