

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## NOTICE OF APPLICATION

**To:** Washington Department of Ecology  
Washington Department of Ecology, Environmental Review Section  
Washington Department of Natural Resources  
Washington Department of Fish and Wildlife  
Washington State Department of Transportation  
Washington State Department of Archaeology and Historic Preservation  
Yakama Nation  
Yakama Nation Department of Natural Resources  
Yakama Nation Fisheries  
James E. Brooks Library, Documents Department  
Kittitas County Board of County Commissioners  
Kittitas County Sheriff's Department  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Enforcement and Investigation  
City of Cle Elum  
Easton School District  
Ellensburg Daily Record  
Northern Kittitas County Tribune  
Adjacent Property Owners  
Applicant

**From:** Mike Elkins, Staff Planner

**Date:** **Issuance:** Tuesday November 20, 2007  
**Publication:** Wednesday November 21, 2007; Thursday November 29, 2007

**Subject:** **Sunset Short Plat, File Number SP-07-70**

Chuck Cruse / Cruse & Associates, authorized agent for Parlova Miller LLC, landowner, submitted an application for a 4-lot Plat on approximately 12.06 acres of land that is zoned AG-3, located South of Interstate 90 off of Exit 73, West of Nelson Siding Road. The subject property is situated on a private road by the name of Old Cedars Road in Cle Elum, WA, 98922, located in a portion of Section 19, T20N, R14E, WM, in Kittitas County. Map Number 20-14-19010-0021.

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Enclosed please find a Notice of Application, Short Plat Application, SEPA Environmental Checklist, and related documents for the referenced application. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office.

On June 8, 2007, Kittitas County Community Development Services required a SEPA Environmental Checklist for the above referenced application due to the potential cumulative impacts of proposed adjacent development in the area. (See Old Cedars Short Plat SP-07-24 and Coyote Creek Short Plat SP-06-98) Written comments from the public on environmental impacts may be submitted to the Kittitas County Community Development Services Department no later than December 7, 2007 after which a SEPA threshold determination will be issued pursuant to 43.21CRCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance,

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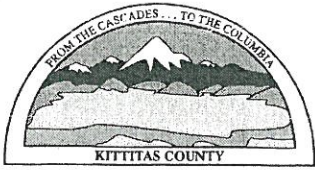
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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(DNS), is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

**Please send comments regarding the application and potential adverse environmental impacts by December 7, 2007 @ 5:00 pm** to the Kittitas County Community Development Services Department, 411 N. Ruby, Suite 2, Ellensburg, WA 98926  
Phone: (509)933-8274. Staff Planner: Mike Elkins.



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SP-07-70

## SHORT PLAT APPLICATION

(To divide lot into 2-4 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

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11" copy.
- 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.

### OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures

### FEES:

\$190 plus \$10 per lot for Public Works Department;  
 \$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;  
 \$450 for Community Development Services Department  
 (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

*[Handwritten Signature]*

5.11.07

051029

RECEIVED

MAY 11 2007  
 DATE STAMP  
 HERE  
 KITTTITAS COUNTY

NOTES:

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

Name: Parlora Miller LLC  
Mailing Address: P.O. Box 773  
City/State/ZIP: Roslyn, WA 98941  
Day Time Phone: (509) 649-2625  
Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: Chuck Crute / Crute & Assoc.  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 962-8242  
Email Address: \_\_\_\_\_

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: Old Cedar Road  
City/State/ZIP: Chelan, WA 98922

5. Legal description of property: Lot 16, Bk 31 of Survey,  
pages 12-15

6. Tax parcel number(s): 20-14-19010-0021

7. Property size: 12.06 Ac. (acres)

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):

4 lot short plat w/ individual wells  
& septic systems

9. Are Forest Service roads/easements involved with accessing your development?

Yes  No  (Circle) If yes, explain: \_\_\_\_\_

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

Nelson Siding Road







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Sunset Short Plat

## 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):

ASAP

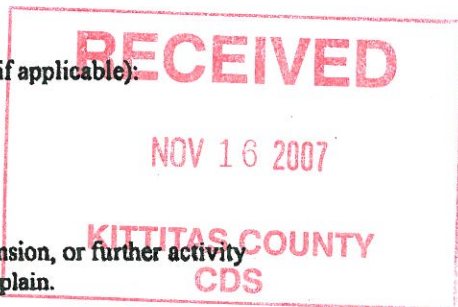
2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

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

NA

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



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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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yes, explain.

no

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

county shortplat

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

0-2%

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.

ag soil, gravel

KLADNICK SANDY LOAM, 0-3'.  
SCOPES  
ANDIC XEROMBREPTS, 0-2'.  
SCOPES

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.

NA

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)?

1 house each 3 acres

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

NA

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.

NA

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:

NA

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

irrigation ditch 400 yds. away

NWI IDENTIFIES PSSC AND  
PENC WETLANDS # 150-250  
FEET TO SOUTH → NONE AFFECT  
PROPERTY

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.

NA

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. NOT FOR SHORT PLAT; INDIVIDUAL WELLS IF HOMES BUILT IN FUTURE

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. 1 per 3 acres

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. SPRING RUNOFF AND STORMWATER RUNOFF, UNLIKELY RUNOFF WILL RUN INTO OTHER WATERS

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: N.A.

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: nap weed

b. What kind and amount of vegetation will be removed or altered? NA

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

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: \_\_\_\_\_

→ ELK OBSERVED 4/4/07  
BI CDS STAFF

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

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

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

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 heating

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

NA

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.

NA

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.

NO

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)?

NA

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.

NA

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

NA

8. LAND AND SHORELINE USE

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

Res.  
ag.

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

yes - farming

c. Describe any structures on the site.

NA

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

NA

e. What is the current zoning classification of the site? Ag. 3 CONFIRMED: AG 3

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

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

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? NA

j. Approximately how many people would reside or work in the completed project? 4 residential homes

k. Proposed measures to avoid or reduce displacement impacts, if any.  
4 middle income housing  
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. 4

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

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

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? 2 story

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any. H.O.A., C.C. & R's

11. LIGHT AND GLARE

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

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.

NA

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12. RECREATION

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

NA

b. Would the proposed project displace any existing recreational uses? If so, describe.

NA

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

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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.

NO

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

NO

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

NA

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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.

West Nelson siding Rd  
Old Cedars Rd.

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

NO

NA

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

NA

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe

NA

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(indicate whether public or private).

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

RR 1/2 mi. on west nelson siding

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

probably 1 per day/unit

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

NA

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.

no

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

NA

16. UTILITIES

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

NA

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.

water, electricity, phone

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Date: 11-8-07

**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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\_\_\_\_\_

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

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