

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

MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Project:** Mountain Bluebird Short Plat (SP-07-112) and Horse Jump Hill Short Plat (SP-07-113)
- Description:** Two contiguous 3-lot subdivisions for a total of 6 lots on 18.1 acres of land zoned Agricultural-3.
- Proponent:** Steve Loflin, etux.
714 Sumner Avenue
Sumner, WA 98390
- Location:** The projects are located north and east of Hidden Valley Road south of State Route 970, Cle Elum, WA 98922, and located in a portion of the northeast ¼ of Section 32, T20N, R17E, WM, in Kittitas County. Tax parcel numbers 20-17-32000-0027 and 20-17-32000-0026.
- 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:

The following conditions shall also apply based on the project specific analysis:

I. Transportation

- A. The applicant shall be responsible for contacting the Department of Public Works prior to performing any work on the proposed private roads that serve the Mountain Bluebird Short Plat and/or the Horse Jump Hill Short Plat. This is to ensure that there are not any conflicts between the county road improvement project scheduled for fall of 2007 and the proposed private roads.
- B. The applicant shall also be required to obtain an approved access permit from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- C. Access Easement "W" shall be constructed as a High-Density Private Road and serve no more than 40 tax parcels.
- D. Access Easement "Y" shall be constructed to meet or exceed the requirements of a High-Density Private Road and serve no more than 14 tax parcels. Lots A and B of both plats shall be accessed via easement "Y."

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- E. Access Easement "Z" shall be used to access Lot C of the Mountain Bluebird Short Plat and Lot C of the Horse Jump Hill Short Plat.
- F. The applicant shall be responsible for meeting or exceeding all other conditions and requirements set forth by the Department of Public Works, as listed in the memorandum issued.

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. It is the applicant's responsibility to contact the Department of Ecology.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.

III. Cultural Archaeology

- A. Prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation and the Yakama Nation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.

Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect of nearby residential properties.

IV. SEPA Review

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, Friday, November 2, 2007).

**Responsible
Official:**



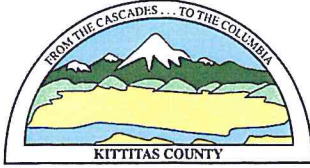
Mackenzie Moynihan

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: October 19, 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, November 2, 2007. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



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NOTICE OF SEPA ACTION

TO: WA Dept. of Ecology - Yakima
WA Dept. of Ecology – SEPA Registry
WA Department of Natural Resources – Ellensburg
WA Department of Fish & Wildlife – Ellensburg
Yakama Nation
Yakama Nation – Dept. of Natural Resources
Kittitas County Board of Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Fire Marshal
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Fire District # 7
Cle Elum Roslyn School District # 404
CWU Library
Adjacent Property Owners
Applicant

FROM: Mackenzie Moynihan, Staff Planner

DATE: October 19, 2007

SUBJECT: **SEPA NOTICE OF ACTION: Mountain Bluebird Short Plat (SP-07-112) and Horse Jump Hill Short Plat (SP-07-113)**

Enclosed please find a SEPA Notice of Action and Mitigated Determination of Nonsignificance (MDNS) for the referenced proposal. A copy of the submitted environmental checklist and related application materials for this proposal were mailed to you for review on August 9, 2007. If you did not receive any of these documents, or require additional information, please contact our office.

Two contiguous 3-lot Short Plat applications were submitted on June 27, 2007 by Steve Loflin, landowner, on a total of approximately 18.0 acres of land zoned Ag-3. The property is located north and east of Hidden Valley Road, south of State Road 970, Cle Elum, WA 98922, and located in a portion of the northeast $\frac{1}{4}$ of Section 32, T20N, R17E, WM, in Kittitas County. Map numbers 20-17-32000-0026 and 20-17-32000-0027.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced **on or before November 2, 2007 at 5:00 p.m.** to the Kittitas County Board of County Commissioners, Room 108, County Courthouse, Ellensburg, WA 98926.

If you have any questions please contact Community Development Services at (509) 962-7506, Mackenzie Moynihan, Staff Planner. Please retain all enclosed materials.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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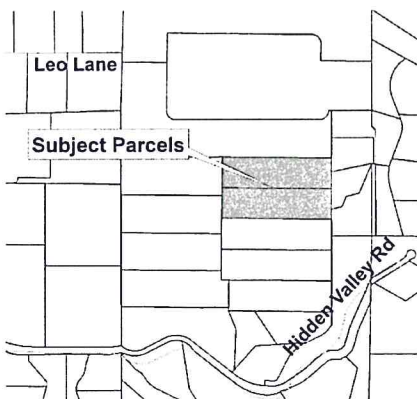
Notice of SEPA Action
Mountain Bluebird Short Plat (SP-07-112) and
Horse Jump Hill Short Plat (SP-07-113)

NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on October 19, 2007 issue a Mitigated Determination of Non-Significance (MDNS) on an application from Steve Loflin, landowner, for two contiguous 3-lot short plat applications for a total of approximately 18.0 acres of land that is zoned Ag-3. The projects are located north and east of Hidden Valley Road, south of State Road 970, Cle Elum, WA 98922, and located in a portion of the northeast quarter of Section 32, T20N, R17E, WM, in Kittitas County. Map numbers 20-17-32000-0027 and 20-17-32000-0026.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before Friday, November 2, 2007 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application files, SP-07-112 and SP-07-113, may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Mackenzie Moynihan

Date: October 19, 2007

Publish: October 19, 2007 and October 26, 2007, Daily Record
October 25, 2007 and November 1, 2007, NKC Tribune



CAMPBELL CHARLES ETUX
11345 EXETER AVE NE
SEATTLE WA 98125

COE BRUCE E ETUX
3942 HIDDEN VALLEY RD
CLE ELUM WA 98922-922-

COE MATTHEW D
721 THOMAS RD
ELLENSBURG WA 98926-926-

COEHORTS LLC
% COE BRUCE E
3942 HIDDEN VALLEY RD
CLE ELUM WA 98922

FORCIER LANCE C
UNIT D4 23120 SE
BLACK NUGGET RD
ISSAQUAH WA 98029

GRIFFITH CHRIS & LESLIE
2321 HIDDEN VALLEY RD
CLE ELUM WA 98922

HIDDEN VALLEY ESTATES LLC
16954 151ST AVE SE
RENTON WA 98058

HORSE CANYON RANCH LLC
210 SPRUCE ST
SAN FRANCISCO CA 94118-118-

HURWITZ DAVID A ETUX
18449 196TH AVE SE
RENTON WA 98058-058-

LOFLIN STEVE & LESLIE
714 SUMNER AVE
SUMNER WA 98390-390-

MC BETH DEBORAH A ETVIR
17915 LULL ST
RESEDA CA 91335-335-

NEWTON JODI LYNN
610 NW 75TH ST
SEATTLE WA 98117

NOONAN BARBARA J
7715 CHESTNUT WAY
PLEASANTON CA 94588

PESCO-ALEXANDER THERESA ETVIR
PO BOX 755
ROSLYN WA 98941

SUTHERLAND DOUG &
MABIE CRAIG
10402 39TH AVE SW
SEATTLE WA 98146

Cle Elum Properties
73 Salmon Beach
Tacoma, WA 98407

SWAUK PINES LLC
3942 HIDDEN VALLEY RD
CLE ELUM WA 98922

TORGERSON MICHAEL A ETUX
36956 SE 191ST
SNOQUALMIE WA 98065-9309

Eusterbrock, Edward L
162 Woodlane Drive
Springfield, OR 97477

KITTITAS COUNTY BOARD OF
COUNTY COMMISSIONERS

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

FIRE DISTRICT #7
ATTENTION FIRE CHIEF
PO BOX 777
SOUTH CLE ELUM WA 98943

CLE ELUM / ROSLYN SCHOOL
DISTRICT 404
ADMINISTRATIVE OFFICES
2690 STATE ROAD 903
CLE ELUM WA 98922

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY ENFORCEMENT
AND INVESTIGATION

KITTITAS COUNTY
ENVIRONMENTAL HEALTH

KITTITAS COUNTY SHERIFF'S
DEPARTMENT

KITTITAS COUNTY SOLID WASTE
PROGRAMS

WASHINGTON DEPARTMENT OF FISH
AND WILDLIFE
BRENT RENFROW / MARK TESKE
201 NORTH PEARL
ELLENSBURG WA 98926

ENCOMPASS ENGINEERING
108 EAST 2ND STREET
CLE ELUM WA 98922

Yakama Nation
P.O. Box 151
Toppenish, WA 98948

Yakama Nation Dept. of Natural Resources
Philip Rigdon
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Yakama Nation
Kate Valdez
Tribal Historic Preservation Officer
PO Box 151
Toppenish, WA 98948

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Johnson Meninick
Cultural Resources Program
PO Box 151
Toppenish, WA 98948

Henry Fraser
Yakama Nation Fisheries
MS 7420 CWU
400 E. University Way
Ellensburg, WA 98926

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Yakima, WA 98909

Virginia Lund
6360 Upper Peoh Point Rd
Cle Elum, WA 98922

Scott, Donna
13444 64th Terrace NE
Kirkland, WA 98034

Briggs, Melissa and Jim
120 Elk Haven Road
Cle Elum, WA 98922

Washington State Department of Ecology
15 West Yakima Avenue
Suite 200
Yakima, WA 98902-3452

Kittitas County Fire Marshal