

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

NOTICE OF SEPA ACTION

TO: Washington Department of Ecology - Yakima
Washington Department of Ecology – SEPA Registry
Washington Department of Natural Resources
Washington Department of Fish & Wildlife
Washington State Department of Transportation
Washington State Department of Health
Yakama Nation
Yakama Nation – Department of Natural Resources
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 Code Enforcement
Kittitas County Fire Marshal
Kittitas County Fire District # 7
Cle Elum Roslyn School District # 404
Adjacent Property Owners
Applicant

FROM: Trudie Pettit, Staff Planner *TP*

DATE: December 20, 2007

SUBJECT: SEPA NOTICE OF ACTION: Low Ridge Short Plat (SP-07-120)

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 October 25, 2007. If you did not receive any of these documents, or require additional information, please contact our office.

An application for a 4-lot Short Plat was submitted on July 10, 2007 by Lynn Romans and George Faucher, landowners, to subdivide approximately 12.01 acres of land zoned Ag-3. The property is located east of the City of Cle Elum, south of Highway 970, west of Hidden Valley Road, Cle Elum, WA 98922, and located in a portion of Section 30, T20N, R17E, WM, in Kittitas County. Map number 20-17-30030-0014.

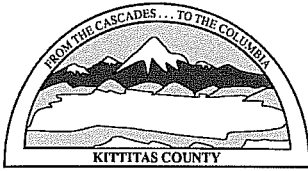
Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced **on or before January 8, 2008 at 5:00 p.m.** to the Kittitas County Board of County Commissioners, Room 108, County Courthouse, Ellensburg, WA 98926.

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Low Ridge Short Plat (SP-07-120)

Description: A 4-lot subdivision of approximately 12.01 acres of land zoned Ag-3.

Proponent: Lynn Romans
George Faucher
12180 Teanaway Road
Cle Elum, WA 98922

Location: The project is located east of the City of Cle Elum, south of Highway 970, west of Hidden Valley Road, Cle Elum, WA 98922, and is located in a portion of Section 25, T20N, R17E, WM, in Kittitas County. Map number 20-17-30030-0014.

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 meeting or exceeding all conditions and requirements set forth by the Department of Public Works, both included herein and also all conditions included in the memorandum issued by the Department of Public Works.
- B. As a condition of final plat approval, the previously recorded portion of easement "Q" connected to SR-970 at milepost 6.99 is no longer valid and is required to be removed. There shall be no access to the plat at milepost 6.99 on State Road-970.
- C. All access to the plat from SR-970 shall be at milepost 6.90, south of the Teanaway Road intersection (easement "R").
- D. The applicant will provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location and it shall be shown on the final mylars.
- E. Mail routes and boxes shall be approved by the local postmaster. Mailboxes shall not create site obstructions.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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II. Air Quality

- A. The applicant shall obtain a burn permit from the Department of Ecology if they are planning to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology.
- B. Washington Administrative Code 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. The applicant shall create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, to be followed for the construction and duration of all activity on the property. It is the applicant's responsibility to contact the Department of Ecology for further information.

III. 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 administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- C. The applicant will develop one "Group B" water system for this project, the Big Ridge Short Plat (SP-07-115), and the Lockwood Short Plat (SP-07-117) combined, to serve all 11 (eleven) proposed lots. The "Group B" water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- D. The required "Group B" water system shall be in place prior to final plat approval. Approval shall include the drilling of the well along with demonstration that adequate water supply exists to support the two proposed plats.
- E. The "Group B" water system cannot be used for irrigation purposes.
- F. Flow meters must be installed both at the well head and on each individual lot. Records documenting water usage both at the well head and each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).
- G. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

IV. Cultural Archaeology

- A. No disturbance or development of the site areas can be undertaken by the property owner until an archaeological excavation permit has been obtained from the Department of Archaeology & Historic Preservation.
- B. Prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.

V. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed down toward the site and away from SR-970.
- B. All outdoor lighting shall also be directed in a way as to minimize the effect on nearby residential properties.

VI. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.
- B. It is the developer's responsibility to dampen or deflect any traffic noise for this development. It shall not be the responsibility of WSDOT to create noise dampening facilities or structures within this development.

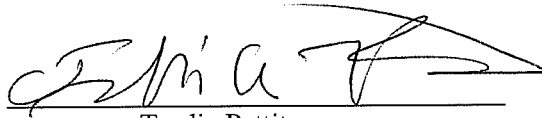
VII. Animals

- A. This property lies within the Swauk Prairie Mule Deer Wintering Range. Any proposed fencing shall be a two-rail split fence design no greater than 42 inches in height in order to facilitate wildlife passage.

VIII. 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, Tuesday, January 8, 2008).

**Responsible
Official:**


Trudie Pettit

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: December 20, 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 County Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, January 8, 2008. Aggrieved parties are encouraged to contact the Kittitas County Board of County Commissioners at (509) 962-7508 for more information on appeal process.

Notice of SEPA Action Low Ridge Short Plat (SP-07-120)

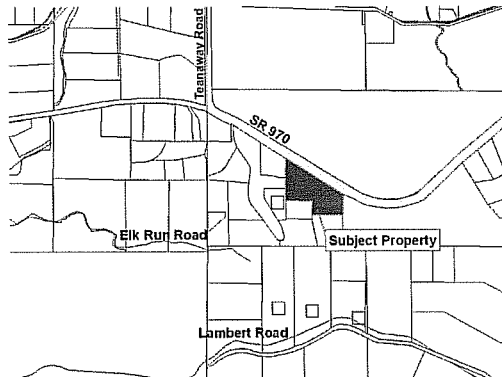
NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did, on December 20, 2007, issue a Mitigated Determination of Non-Significance (MDNS) on an application from Lynn Romans and George Faucher, landowners, for a 4-lot short plat application of approximately 12.01 acres of land that is zoned Ag-3. The project is located east of the City of Cle Elum, south of State Road 970, west of Hidden Valley Road, Cle Elum, WA 98922, and located in a portion of Section 30, T20N, R17E, WM, in Kittitas County. Map number 20-17-30030-0014.

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 Tuesday, January 8, 2008 at 5:00 p.m. to the Kittitas County Board of County Commissioners, Room 108, County Courthouse, Ellensburg, WA 98926.

The complete application file, SP-07-120, may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Telephone 509-962-7506. Staff Planner: Trudie Pettit

Date: December 20, 2007

Publish: December 20, 2007 and December 27, 2007; Daily Record and NKC Tribune





ASHCRAFT JAMES G ETUX
321 HIDDEN VALLEY RD
CLE ELUM WA 98922

BALLARD BERNICE A
591 HIDDEN VALLEY RD
CLE ELUM WA 98922

BALLARD CHARLES C ETUX
901 BALLARD HILL RD
CLE ELUM WA 98922

BALLARD JAY R
% BALLARD BERNICE A
461 HIDDEN VALLEY RD
CLE ELUM WA 98922

BALLARD ROBERT O ETUX
116 W 2ND ST
CLE ELUM WA 98922-922-

EVERGREEN RETREAT LLC
% YOUNG-WEST CYNTHIA A
PO BOX 16025
NEWPORT BEACH CA
92659-659-

FLETCHER GARY W. ETUX
101 TEANAWAY RD
CLE ELUM WA 98922

KASOWSKI PHILLIP J. ETUX
13240 HWY 970
CLE ELUM WA 98922

LOCKWOOD DAVID J ETUX
PO BOX 280
CLE ELUM WA 98922-922-

MAYER BRIAN E ETUX
4767 FERNRIDGE LANE MERCER
ISLAND WA 98040

MC CALLUM TERRY N. ETUX
331 HIDDEN VALLEY ROAD CLE
ELUM WA 98922

NELSEN JAMES F
33405 6TH AVE S
FEDERAL WAY WA 98003

REHFELD JOSEPH E ETUX
8649 NE 20TH ST
CLYDE HILL WA 98004-2452

ROMANS LYNN R C &
FAUCHER GEORGE P
12180 TEANAWAY RD
CLE ELUM WA 98922-922-

RUCKER MANORD J. ETUX
593 HIDDEN VALLEY RD
CLE ELUM WA 98922

SHARRATT GENE C ETUX
7601 LAMBERT RD
CLE ELUM WA 98922

STERN MARK M ETUX
7971 LAMBERT RD
CLE ELUM WA 98922-922-

SWAUK PRAIRIE FARMS LLC
1302 SWAUK PRAIRIE RD
CLE ELUM WA 98922

TAYLOR BRAD C
PO BOX 278
CLE ELUM WA 98922-922-

VAUGHN THAD A ETUX
PO BOX 899
CLE ELUM WA 98922-922-

Kittitas County Fire Marshal

FIRE DISTRICT #7
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

ENCOMPASS ENGINEERING
108 EAST 2ND STREET
CLE ELUM WA 98922

KITTITAS COUNTY SOLID WASTE
PROGRAMS

George Faucher
311 Conners Avenue
Naples, FL 34108