

# 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

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## NOTICE OF SEPA ACTION

**To:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners  
Applicant

**From:** Kari Braniff, Staff Planner

**Date:** **July 24, 2008**

**Subject:** **Kohl Short Plat, File Number SP-08-17**

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NOTICE IS HEREBY given that pursuant to 43.21C RCW (SEPA), Kittitas County Community Development Services did on July 24, 2008, issue a Mitigated Determination of Non-Significance (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 June 9, 2008. If you did not receive any of these documents, please contact our office.

The referenced application, as submitted by Alex Kohl, landowner, is a proposal for a 4-lot Short Plat on approximately 13.18 acres zoned Rural-3. The subject property is located southeast of the City of Cle Elum, north of Westside Road on Chelan Lane, Cle Elum, WA. 98922, and is located in a portion of Section 05, T19N, R15E, WM, in Kittitas County. Map Number 19-15-05052-0004.

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 **August 7, 2008 at 5:00 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

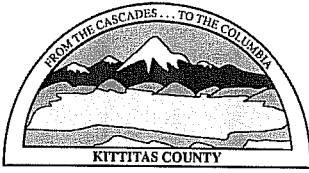
If you have any questions please contact Community Development Services at (509) 962-7046, Kari Braniff, Staff Planner.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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## SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Project:** Kohl Short Plat (SP-08-17)

**Description:** A 4-lot Short Plat on approximately 13.18 acres zoned Rural 3.

**Proponent:** Alex Kohl  
3451 177<sup>th</sup> Ave NE  
Redmond, WA 98052

**Location:** Southeast of the City of Cle Elum, north of Westside Road on Chelan Lane, Cle Elum, WA. 98922, and is located in a portion of Section 05, T19N, R15E, WM, in Kittitas County. Assessor's map number 19-15-05052-0004.

**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, as listed in the attached memorandum.

### 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 administrated by the Washington State Department of Ecology; this includes the use of water for

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irrigation. Legally obtained water must be used on-site.

- C. The applicant shall develop a single "Group B" water system, to serve lots 1, 2 and 3 of the Kohl Short Plat (SP-08-17).
- D. The required "Group B" water system shall either be in place prior to final approval or be legally bonded (KCC 13.09.020) for the cost of construction by the applicant prior to final approval. The applicant shall complete a Group B Workbook application which includes drilling a well/wells and design of the well house/structure, pump tanks and storage tanks.
- E. Flow meters shall be installed both at the well head and on each individual lot of the "Group B" system. Per requirement of the Department of Ecology, the cumulative daily withdrawal of all 3 lots combined shall not exceed 5,000 gallons per day. Records documenting water usage both at the well head and on each individual lot shall be maintained and available for public inspection by a Satellite Management Agency.
- F. The "Group B" water system cannot be used for irrigation purposes.
- 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.
- H. The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the groundwater exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
- I. Lot 4 of the Kohl Short Plat shall be served by the existing well.

### **III. Archaeology & Historic Preservation**

- A. No disturbance or development of the site shall be undertaken by the property owner until an archaeological consultation has been completed with the Yakama Nation, which may include the requirement of a professional archaeological study for the subject property. Proof of this required consultation shall be provided to Community Development Services prior to final approval.

### **IV. Light and Aesthetics**

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

### **V. Noise**

- A. Development and construction activities shall comply with KCC 9.45 (Noise) and shall occur between the hours of 7:00am and 7:00pm to minimize the effect of construction noise on nearby residential properties.

### **VI. Utilities and Services**

- A. The applicant shall consult with the local school district and provide for and depict on the final mylars a safe location for a school bus stop.

B. All future development shall comply with the International Fire Code (IFC) and its appendices.

## VII. 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, Thursday, July 31, 2008).

**Responsible  
Official:**

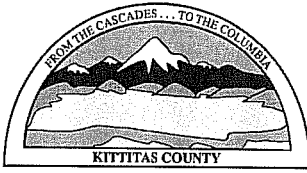
  
Kari Braniff

**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:** July 17, 2008

**Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 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, July 31, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**



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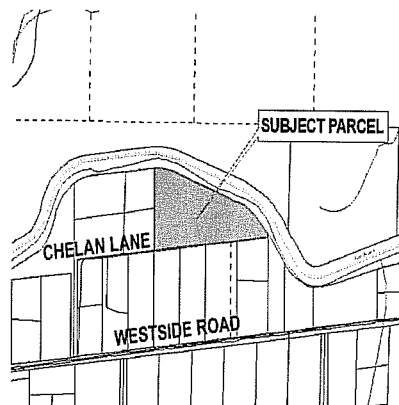
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The complete application file, SP-08-17, may be viewed at Kittitas County Community Development Services, 411 North Ruby Street, Ellensburg, WA 98926, or on the CDS Website at <http://www.co.kittitas.wa.us/cds/current>. If you have any questions please contact Community Development Services at (509) 962-7506, Kari Braniff, Staff Planner.

Dated: July 22, 2008

Publish: July 24, 2008, July 31, 2008; Daily Record

July 24, 2008, July 31, 2008; NKC Tribune



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ALLISON KIMBALL, ASSISTANT DIRECTOR

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